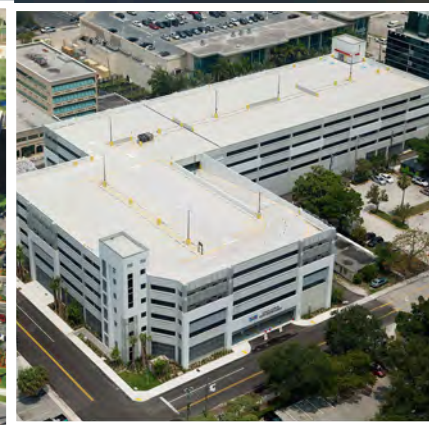


RFQ-335-25-WV DESIGN-BUILD SERVICES FOR HARRISON STREET PARKING GARAGE





MEMORIAL REGIONAL HOSPITAL D/B PARKING GARAGE

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TABLE OF CONTENTS

TAB A



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CITY OF HOLLYWOOD GARFIELD GARAGE & COMMUNITY CENTER

TAB B - EXECUTIVE SUMMARY

Firm history & overview



In 1951, as Americans continued to recognize Florida as a great place to live, work, and play, Howard K. Stiles founded Stiles Construction, a general contracting firm. As Florida has evolved, so has Stiles. In 1971, the company's leadership was assumed by Howard's son, Terry W. Stiles. Terry's son, Kenneth Stiles, is now serving as CEO, marking the company's 3rd generation of leadership.

Terry envisioned a company that would provide the full scope of services covering the range from development to design and construction. In the early 1980's, Stiles Corporation sought to make that vision a reality through diversification, adding multiple divisions with a wide range of professional capabilities to augment its development and construction services. Now celebrating over 74 years in business, the Stiles portfolio features every type of commercial construction including residential buildings, hospitality/resort projects, master-planned mixed-use corporate parks, municipal projects, Class A office buildings, industrial complexes, retail shopping centers, and automotive facilities. Stiles' ability to guide every aspect of a project translates to increased property values and growth that benefits not only clients, partners, and investors, but the surrounding community as well. Stiles has successfully completed over **14.8 Million SF** of Parking Deck Structures totaling over **37,600 Spaces!** We also have an extensive portfolio of projects completed on very tight sites in dense urban settings where mitigating disruptions to businesses and residents is paramount.



Recognized as a major force in the construction industry, Stiles offers quality construction and design services, single-source accountability, and vast experience with fast-track projects and complex governmental approvals. We have built a reputation for consistently delivering projects in accordance with the highest standards in the industry. We maximize efficiency through planning, communication, and teamwork to ensure projects will be delivered on time and within budget. Unlike our competitors, we are the owners, managers, and end-users of the projects we build. This unique insight deepens our understanding that the decisions made on paper have practical ramifications on the quality of use for those who work in and visit these buildings every day. Factors such as life cycle costs, convenience, functionality, efficiency, security, durability, and aesthetics inform each decision we make. We approach each and every project with this same "owner's mindset". Utilizing our extremely effective design and preconstruction departments, the concentration on up-front scheduling, pricing, and design-cost-control yields savings in time and money throughout the life of the project. We have built a reputation for building projects in accordance with the highest standards in the industry.

This is a testimony to Stiles inherently being an owner advocate. We approach each project as if we were building it for ourselves, with the same attention to quality craftsmanship and acute budget awareness. Very few (if any) other contractors offer this valuable perspective.



EXECUTIVE SUMMARY

TAB B

UNMATCHED PARKING FACILITY EXPERTISE

Stiles Construction has extensive experience in the construction of Parking Facilities throughout South Florida. **Our portfolio of 70+ projects with a parking garage component totals more than 37,600 spaces equaling over 14.8 Million SF of Parking Structures!** Our proven track record and strategies for success will be a valuable asset to your project. Our expertise coupled with our unmatched experience **building in the tight, urban environments is a formula for success that gives Stiles a competitive edge over our competition.**

The following list highlights just some of the parking garages we have successfully delivered for various product types.

Project Name	# of Spaces	# of Stories	Total SF	Completion Date
AUTO DEALERSHIPS WITH PARKING STRUCTURES				
Alpine Jaguar	250	3	100,000	9/2003
Weston Nissan/Volvo	285	5	145,000	2/2003
Champion Porsche	120	2	60,000	11/1999
Rick Case Honda	1,200	6	450,000	5/2006
Coral Cadillac Garage	200	3	100,000	12/2006
Coral Springs Auto Mall Honda	1,360	5	415,000	12/2007
Lexus of Pembroke Pines	400	3	289,400	9/2007
West Kendall Toyota	450	3	163,000	3/2009
Naples Jaguar, Land Rover, Aston Martin	200	3	87,000	3/2009
Lexus of North Miami	2,000	4	800,000	4/2009
Rick Case VW, Davie	1,000	8	352,000	4/2013
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Gunther Kia	1,200	4	425,500	2/2015
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Audi Fort Lauderdale	300	4	109,000	8/2015
Gunther Volvo Delray	568	3	225,000	6/2019
Toyota of Hollywood	1,040	5	406,000	6/2018
Miami Lakes AutoMall	1,250	6	503,000	12/2021
OFFICE/RETAIL/MIXED-USE PROJECTS				
Las Olas City Centre	1,500	6	650,000	2/2003
300 Las Olas Place	144	3	80,000	12/2000
A.D.T. World Headquarters	50	1	30,000	12/1997
Blockbuster Headquarters	65	1	25,000	6/2005
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Broward County Courthouse Parking Garage	1,000	6	422,060	5/2013
Heron Parking Garage Terminals 2 & 4 at Port Everglades	1,818	5	1,000,000	3/2021
RESIDENTIAL/HOSPITALITY				
The Conrad formerly known as Trump International Tower	300	5	120,000	6/2005
Hilton Beach Resort	200	3	90,000	6/2007
The Atlantic	340	5	150,000	4/2004
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Canvas Miami	607	8	232,790	3/2018
Seaglass at Bonita Bay	370	2	102,751	2/2018
Alluvion	653	7	274,891	9/2020
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Belmont Village	205	4	95,167	3/2020
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Forma Miami (formerly NEMA Miami)	742	8	313,237	12/2024
72nd and Park	326	6	161,658	06/2025

= DESIGNED BY / BUILT BY STILES



EXECUTIVE SUMMARY

TAB B

Stiles Construction, in partnership with Stiles Architectural Group (SAG), is pleased to submit our qualifications as the Design-Build Team for RFQ-335-25-WV | Design-Build Services for the Harrison Street Parking Garage for the City of Hollywood.

With more than **74 years of local experience**, Stiles has designed and constructed over 70 structured parking facilities, totaling more than 37,000 spaces—many on complex, constrained sites in urban settings. Our team has a strong record of successfully delivering municipal and public infrastructure projects across South Florida, with an emphasis on quality, safety, and integration into the surrounding community.

For this project we have assembled a seasoned, multidisciplinary Design-Build team including SAG as our architectural partner and WGI, a nationally recognized engineering and parking design consultant. Together, our team offers fully integrated architecture, engineering, construction, and project management services, ensuring a coordinated, cost-effective, and efficient delivery with *no learning curve*.

We understand the critical role this 350-space parking garage will play in supporting the City's administrative and operational needs, while also serving residents, businesses, and visitors in the heart of Downtown Hollywood. Its proximity to the Arts and Culture Center and surrounding neighborhoods underscores the need for a thoughtful, context-sensitive approach.

Public safety is our top priority. Drawing on our experience in delivering similar projects in high-traffic, downtown environments, we will implement proven strategies to ensure safety, minimize disruptions, and maintain clear, consistent communication with stakeholders throughout every phase of the project.

In addition to prioritizing durability, sustainability, and an enhanced user experience, our team will lead with a proactive and inclusive communication strategy—ensuring alignment with the City and fostering trust and engagement among all stakeholders.

As a Fort Lauderdale-based firm located less than nine miles from the project site, Stiles has played a major role in shaping the region's urban landscape. Our portfolio includes **over 7.5+ million square feet** of development in Downtown Fort Lauderdale, **over \$550 million** in completed municipal work, and **10+ million square feet** of office constructed throughout Florida.

This deep-rooted local presence enables a strong understanding of the permitting process, exceptional responsiveness, and alignment with community goals—making us a well-positioned and reliable partner for this transformational civic project.

Key Advantages of the Stiles Team

- **Proven Design-Build Performance:** 70+ structured parking facilities | 37,000+ spaces delivered
- **Urban/Constrained Site Experience:** Specialized in high-traffic, community-sensitive environments
- **Local Knowledge & Commitment:** **74+ years of experience** | Based less than 9 miles from the project site
- **WGI Partnership:** Renowned parking design consultant | 5,000+ garage projects completed
- **Licensed & Ready:** Florida General Contractor ready to meet the RFQ's full scope of services

Stiles is committed to working in close collaboration with the City of Hollywood to deliver a high-quality, resilient, and future-ready parking facility that meets both immediate needs and long-term community goals.



EXECUTIVE SUMMARY

TAB B

Firm Information**Company Name:**

Stiles Corporation (dba Stiles Construction)

Business Address:

201 East Las Olas Boulevard, 12th Floor
Fort Lauderdale, FL 33301

Primary Contact:

Alicia Beaton

Email: alicia.beaton@stiles.com

Phone: (954) 627-9150

Organization Type:

Regional Firm

Years in Operation:

Over 74 years of continuous construction services

Corporate Details:

Date of Incorporation: March 24, 1988

State of Incorporation: Florida

President: Timothy O. Moore, Stiles Construction



LICENSES

CERTIFICATE OF GOOD STANDING

State of Florida Department of State

I certify from the records of this office that STILES CORPORATION is a corporation organized under the laws of the State of Florida, filed on March 24, 1988.

The document number of this corporation is K19000.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 8, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eighth day of January, 2025*



[Signature]
Secretary of State

Tracking Number: 5625765651CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

EXECUTIVE SUMMARY

TAB B

LICENSES

Stiles hereby confirms that the firm and proposed team possess all required licenses and certifications.

GENERAL CONTRACTOR LICENSE



ARCHITECTURE LICENSE



EXECUTIVE SUMMARY

TAB B

LOCAL BUSINESS TAX RECEIPT

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025

Business Name: STILES CONSTRUCTION CO

Receipt #: 180-4313
Business Type: GENERAL CONTRACTOR (GENERAL CONTR)Owner Name: MOORE, TIMOTHY O'NEIL
Business Location: 201 E LAS OLAS BLVD
FT LAUDERDALEBusiness Opened: 01/10/2001
State/County/Cert/Reg: CGC028554
Exemption Code:

Business Phone: 954-627-9150

Rooms

Seats

Employees
45

Machines

Professionals

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
135.00	13.50	0.00	0.00	0.00	0.00	148.50

Receipt Fee 135.00
Packing/Processing/Canning Employees 0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

STILES CONSTRUCTION CO
201 E LAS OLAS BLVD
FORT LAUDERDALE, FL
33301-3633Receipt #WWW-23-00271875
Paid 07/16/2024 148.50

2024 - 2025

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LICENSES**Timothy O. Moore is an authorized officer of Stiles Corporation****2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# K19000

Entity Name: STILES CORPORATION**Current Principal Place of Business:**

201 E LAS OLAS BLVD
STE 1200
FORT LAUDERDALE, FL 33301

Current Mailing Address:

201 E LAS OLAS BLVD
STE 1200
FORT LAUDERDALE, FL 33301 US

FEI Number: 65-0036314**Certificate of Status Desired:** Yes**Name and Address of Current Registered Agent:**

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title VP, SECRETARY, TREASURER, DIRECTOR
Name ESPOSITO, ROBERT
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP, DIRECTOR
Name FERRERA, ROCCO
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP
Name ROTOLO, CHRIS
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP
Name BRESLAU, ROBERT
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP
Name MOORE, TIMOTHY O
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP
Name FISKE, TIMOTHY B
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP
Name CHANON, DAVID
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Title VP
Name KARP, TAL
Address 201 E LAS OLAS BLVD
STE 1200
City-State-Zip: FORT LAUDERDALE FL 33301

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROBERT ESPOSITO

VP

01/08/2025

Electronic Signature of Signing Officer/Director Detail

Date



4.2.3



BROWARD COUNTY MAIN COURTHOUSE GARAGE

**TAB C - FIRM QUALIFICATIONS AND
EXPERIENCE**



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

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FIRM QUALIFICATIONS AND EXPERIENCE - D/B LIST

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Oversea Apartments	483	4	157,285	5/2020
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Forma Miami (formerly NEMA Miami)	742	8	313,237	12/2024
72nd and Park	326	6	161,658	06/2025

= DESIGNED BY / BUILT BY STILES



PROJECTS WITH PARKING GARAGE STRUCTURE COMPLETED IN PAST 7 YEARS

TAB C

Project Name	No. of Spaces	Contract Amount	Completion Date
Paramount Condominium	290	\$97,000,000	08/17
Memorial Regional Hospital DB Parking Garage*	1307	\$29,500,000	08/17
Hollywood Circle	550	\$133,000,000	05/18
Seaglass at Bonita Bay**	370	\$105,500,000	05/18
Toyota of Hollywood	1040	\$32,000,000	06/18
Canvas Miami	607	\$113,600,000	12/18
Gunther Volvo Delray Beach	568	\$13,000,000	06/19
The Laureat Apartments	508	\$88,000,000	01/20
Belmont Village Assisted Living Facility	205	\$53,700,000	02/20
Oversea Apartments	483	\$59,500,000	06/20
Novo Apartments at the Main Las Olas	640	\$102,000,000	10/20
Terminals 2 & 4 Garage at Port Everglades****	1818	\$118,000,000	03/21
201 Office Tower at the Main Las Olas	639	\$104,000,000	04/21
Alluvion Apartments	653	\$117,000,000	09/21
Miami Lakes Auto Mall Garage	1250	\$16,000,000	12/21

 = DESIGNED BY BUILT BY STILES

* Stiles Thornton Joint Venture ** Stiles & BCBE Teamship *** Stiles McHugh Joint Venture **** Stiles Pirtle Joint Venture



Stiles Construction

Stiles Architectural Group

PROJECTS WITH PARKING GARAGE STRUCTURE COMPLETED IN PAST 7 YEARS

TAB C

Project Name	No. of Spaces	Contract Amount	Completion Date
Dade County Federal Credit Union Renovation and Expansion	154	\$18,100,000	05/22
Ellsworth Apartments	555	\$71,500,000	03/23
FORMA Miami (f.k.a. NEMA Apartments)***	742	\$171,500,000	12/24
72nd & Park Apartments	317	\$100,000,000	06/25

* Stiles Thornton Joint Venture ** Stiles & BCBE Teamship *** Stiles McHugh Joint Venture **** Stiles Pirtle Joint Venture



Stiles Construction

Stiles Architectural Group

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

EXPERIENCE AND BEST PRACTICES

Decades of successfully delivering a wide range of projects have allowed Stiles to develop a proven methodology of best practices that set us apart in the marketplace. These strategies ensure that every project upholds the Stiles reputation for quality, with a focus on durability, maintenance, and long-term performance. We believe that aesthetics and durability go hand in hand, ensuring our buildings are both visually appealing and built to last. Our methodology prioritizes key building components that are critical to warranty performance and long-term reliability:

- **Structural Integrity** – Precision is paramount. We check, then check again. While structures may seem straightforward, execution requires meticulous oversight. Stiles follows strict protocols to ensure concrete mixes meet the required strength, and that pipes, conduits, and blockouts are placed correctly before pouring. Our teams are equipped with the proper tools and expertise to place, shape, and finish with precision.
- **Building Envelope Protection** – Water intrusion and envelope failures can lead to costly repairs, which is why Stiles enforces strict protocols to mitigate these risks. We focus on substrates, joints, and system interfaces, ensuring that building components function as a unified system rather than independent parts with potential failure points. Additionally, we apply rigorous quality controls to materials prone to failure, such as cement-based stucco, using a strict application procedure to enhance durability.
- **System Interfacing and Start Ups** – Mechanical, electrical, fire protection, and plumbing systems must not only function independently but also seamlessly integrate. Many issues arise at system interfaces, which is why Stiles employs highly trained specialists in each discipline. These experts meticulously inspect installations to ensure strict adherence to design specifications. Any required adjustments are identified early, allowing us to work closely with the design team to implement timely, effective solutions.

By adhering to these best practices, Stiles ensures that every project is delivered with uncompromising quality, structural integrity, and long-term performance—hallmarks of our commitment to excellence.

STILES QUALITY COMMITMENT

At Stiles, we approach every project as though we are building it for ourselves. This **“Owner’s Mindset”** is what truly sets us apart. As a developer, designer, owner, and builder, we are uniquely equipped to deliver projects that meet the highest standards—ones we would be proud to own and occupy ourselves.

Our unwavering commitment to quality is embedded in every aspect of our culture and guides each decision throughout the project’s lifecycle—from **design and preconstruction** to construction and warranty support. This comprehensive approach ensures that our clients receive more than just a building; they receive a superior, lasting product.

With Stiles as your partner, we take you through the process step by step, ensuring clarity, eliminating ambiguity, and upholding rigorous quality standards. In preconstruction, we create strategies to align with your **vision** and set multiple checkpoints during construction to ensure nothing is overlooked. Even after the project is delivered, we remain committed to supporting optimal building operations and meeting your long-term expectations.

We are proud to be known as “Florida’s Relationship Builder,” consistently delivering projects that meet and exceed our clients’ expectations. Our unwavering focus on quality, combined with our collaborative, transparent approach, ensures that every project is a success.



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

Experience & Understanding of Local Subcontractors & Local Bidding Conditions:

Stiles has been building in South Florida for over 74 years, earning a reputation for exceeding expectations and delivering high-quality projects on time and within budget. Our long-standing presence in Broward County and the **City of Hollywood** has allowed us to cultivate strong, trusted relationships with the region's most qualified subcontractors. These partnerships are built on mutual respect and a shared commitment to excellence.

We leverage these relationships to deliver innovative, cost-effective solutions while maintaining schedule integrity. To further support local engagement, our team hosts matchmaking events that encourage collaboration between larger prime subcontractors and local, diverse trade partners. These events include pre-scheduled, one-on-one interviews to foster meaningful connections and expand opportunities for local vendors.

Our deep familiarity with the **local building departments** and governing agencies enables us to navigate permitting processes efficiently. With completed projects in the **City of Hollywood including Toyota of Hollywood, Hollywood Circle Mixed-Use, Garfield Street Garage, and Memorial Regional Hospital Garage**, we bring a proven, organized approach to permitting that supports a streamlined schedule and minimizes delays. Our team's experience working with **local**, state, and regulatory agencies allows us to proactively engage stakeholders and expedite approvals, ensuring smooth project execution from start to finish.

Confirmed Projects in Hollywood:

- **Toyota of Hollywood**
- **Hollywood Circle Mixed-Use**
- **Garfield Street Garage**
- **Memorial Regional Hospital Garage**



Projects: Hollywood Circle & Circ Hotel at Young Circle and Toyota of Hollywood

TOYOTA OF HOLLYWOOD

Hollywood, Florida



PROJECT SIMILARITIES



PARKING
GARAGE



LOCATED IN
HOLLYWOOD



REPEAT
CLIENT



STILES
ARCHITECTURE



DESIGN /
BUILD

Project Type: Dealership w/Parking Deck

Total Size: 428,198 SF

Contract Value: \$32 Million

Client/Owner: Toyota of Hollywood

Design phase: 20 Weeks

Construction phase: 02/18/2017 - 06/21/2018

Delivery Method: Design-Build

Completion Date: 06/15/2018

GMP Percentage: 9.4%

Original Budget vs Final GMP: \$31,317,677 / \$747,924.62*

Total Amount of Approved Change Orders: \$32,065,601

Savings Achieved: \$215,000

Scope:

Stiles completed this award-winning **428,198 SF** dealership featuring a showroom with waiting lounge and dine-in food concessions, a service area, and a parking facility with **1,040 spaces**. This project was built using sustainable building practices and received Green Globe certification.



Stiles Construction

Stiles Architectural Group

MIAMI LAKES AUTOMALL GARAGE

Miami Lakes, Florida



PROJECT SIMILARITIES



DESIGN /
BUILD



PARKING
GARAGE



STILES
ARCHITECTURE

Project Type:	Parking Garage
Total Size:	503,000 SF
Number of Stories:	6
Contract Value:	\$18 Million
Client/Owner:	Miami Lakes Automall
Design phase:	28 weeks
Construction phase:	11/30/2020 - 12/22/2021
Delivery Method:	Design-Build
Completion Date:	12/22/2021
GMP Percentage:	8%
Original Budget / Final GMP:	\$18,200,000.00 / \$15,400,000.00
Total Amount of Approved Change Orders:	\$775,000
Savings Achieved:	\$2,800,000.00
Scope:	Stiles designed and built this 503,000 SF, 6-story garage at an existing dealership. The garage accommodates 1,250 cars.



Stiles Construction

Stiles Architectural Group

CITY OF SUNRISE MUNICIPAL COMPLEX

Sunrise, Florida



PROJECT SIMILARITIES



PUBLIC/MUNICIPAL
PROJECT



REPEAT
CLIENT



PARKING
GARAGE

Project Type: City Hall Municipal Campus
Number of Stories: 5
Total Size: 90,000 SF City Hall | 194,000 SF Garage
Contract Value: \$64 Million
Design phase: N/A
Construction phase: 8/26/2021- TBD
Client/Owner: City of Sunrise
Delivery Method: CMAR
Completion Date: 8/19/2025
GMP Percentage: 14.4%
Owner Budget / Final GMP: \$58,919,282.00 / TBD
Total Amount of Approved Change Orders: \$4,634,982.98
Savings Achieved: N/A

Scope:

Stiles completed the new **284,000 SF** City Hall and is currently underway with the **3-story parking garage** for this repeat client. The new **5-story**, City Hall will unite City departments under one roof for the City of Sunrise, including a 209-seat Commission Chamber and City Official offices.



Stiles Construction

Stiles Architectural Group

PORT EVERGLADES HERON GARAGE

Fort Lauderdale, Florida



PROJECT SIMILARITIES



TIGHT SITE



PARKING
GARAGE



PUBLIC/MUNICIPAL
PROJECT

Project Type: Parking Garage

Number of Stories: 5

Total Size: 1,000,000 SF

Contract Value: \$118 Million

Design phase: N/A

Construction phase: 4/08/2019 - 03/29/2021

Client/Owner: Port Everglades

Delivery Method: CMAR

Completion Date: 03/29/2021

GMP Percentage: 12.3%

Original Budget / Final GMP: \$117,979,172.00 / \$117,869,989.82

Total Amount of Approved Change Orders: \$109,182.17

Savings Achieved: N/A

Scope:

As part of the Stiles Pirtle Joint Venture, this new Port Everglades Cruise Terminal Garage features **1800+ spaces**. Critical to future growth and expansion of the Port and Convention Center area, this project features 2 moving walkways in an air-conditioned pedestrian bridge that is elevated 50' in the air and solar arrays located on the top deck to reduce power consumption. Construction was carefully phased and maintenance of traffic closely coordinated on this **very tight site** to mitigate disruptions to cargo ships, cruise ships and their passengers, and the neighboring convention center, which all remained operational throughout the project.



Stiles Construction

Stiles Architectural Group

MEMORIAL REGIONAL HOSPITAL GARAGE

Hollywood, Florida



Project Type:	Parking Garage
Number of Stories:	7
Total Size:	598,000 SF
Contract Value:	\$42 Million
Design phase:	N/A
Construction phase:	09/07/2016 - 8/10/2017
Client/Owner:	Memorial Regional Hospital
Delivery Method:	Design-Build
Completion Date:	08/10/2017
GMP Percentage:	18.7%
Original Budget / Final GMP:	\$42,061,799 / \$24,486,957*
Total Amount of Approved Change Orders:	\$1.5M
Savings Achieved:	\$2,000,000

PROJECT SIMILARITIES



TIGHT SITE



PARKING
GARAGE



DESIGN /
BUILD

Scope:

As part of the Stiles Thornton Joint Venture, Stiles completed work on this infill parking facility on a **very tight site** at Memorial Regional Hospital while the campus remained fully occupied 24/7. The new **ParkSMART** Certified garage provides much needed parking for staff and hospital visitors. With **1,307 spaces**, this **7-story, garage** totals **597,730 GSF** and includes **19,870 SF** of ancillary space and 2 connections to the existing garages on either side.



Stiles Construction

Stiles Architectural Group

GUNTHER VOLVO GARAGE

Delray Beach, Florida



Project Type: Dealership with Parking Deck

Number of Stories: 3

Total Size: 225,000

Contract Value: \$12.7 Million

Design phase: 13 Weeks

Construction phase: 5/02/2018 - 6/18/2019

Client/Owner: Gunther Motor Company

Delivery Method: Design-Build

Completion Date: June 2019

GMP Percentage: 12.4%

Original Budget / Final GMP: \$12,547,930 / \$12,774,434

Total Amount of Approved Change Orders: \$226,504.74

Savings Achieved: Submitted exterior glazing system from a local vendor to meet South Florida NOA. No savings, but met code and program requirements.

Scope:

Volvo dealership featuring showroom, service area, and a **568-parking garage** for Gunther Automotive Group. This project marks the 6th project Stiles has completed for this repeat client. **Designed by Stiles Architectural Group and built by Stiles Construction.**

PROJECT SIMILARITIES



STILES
ARCHITECTURE



PARKING
GARAGE



DESIGN /
BUILD



Stiles Construction

Stiles Architectural Group

Loveland Parking Structure

Loveland, Colorado



PROJECT SIMILARITIES



PARKING
GARAGE



DESIGN /
BUILD

Project Type:	Parking Garage
Number of Stories:	6
Total Size:	461 Spaces
Contract Value:	\$12.29M
Awards:	Finalist for 2021 ULI Impact Award
Client/Owner:	OZ Architecture
Delivery Method:	Design - Build
Completion Date:	2018
GMP Percentage:	N/A
Final Construction Cost:	\$12.29M
Overall Cost:	\$79M

Scope:

The P3-funded public parking is a **5-level precast concrete structure** above the residential parking areas. Public restrooms and a security office dovetail into the main stair-elevator core at the plaza level. A second stair elevator core provides private access to the residential building. The City also commissioned a public art installation consisting of murals by two different artists that wrap the Second Street and Lincoln Avenue facades.



Stiles Construction

Stiles Architectural Group

The Strong Museum of Play

Rochester, New York



PROJECT SIMILARITIES



PARKING
GARAGE

Project Type:	Parking Garage
Number of Stories:	5
Total Size:	990 Spaces
Contract Value:	\$31.8M
Awards:	2023 Excellence in Partnering Award
Client/Owner:	The Strong Museum of Play
Delivery Method:	CM at Risk
Completion Date:	June 2020
GMP Percentage:	N/A
Final Construction Costs:	\$31.8M
Saving Achieved:	N/A

Scope:

As part of this development, WGI is designing the **990-space** cast-in-place concrete parking structure, and providing parking consultant design services. The structure has two signature components. First, the south stair/elevator tower will be constructed to have the outline of a human figure. Second, the facade consists of a series of colored steel tubes arranged to read as an undulating surface. **Completed in 2020.**



Stiles Construction

Stiles Architectural Group

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



DESIGN A/E & CONSULTANTS



Alejandro Echeverry, President
 Adriana Murillo, Senior Project Manager
 Alejandro Rodriguez, Jr. Project Manager
 Carlos Gonzalez, Assistant Project Manager
 Rossanna Jaimes, Assistant Project Manager
 Maria Leon, Project Coordinator

WGI

PARKING CONSULTANT

Rob McConnell, Parking Design Principal
 Benjamin Sands, Parking Operations and
 Technology Consultant

KAMM CONSULTING
MEP ENGINEERING

Robert A. Kamm, P.E., Principal in Charge
 Michael Freire, P.E.,
 Director of Electrical Engineering
 Caroline Kamm, PE Senior Engineer

SCHEFFER
CIVIL ENGINEERING & PLANNING

Alexander D. Scheffer, P.E.,
 Project Lead Engineer
 Michael Keith Mote, Project Design Engineer
 Damon T. Ricks, Project Outreach & Coordinator
 Mauricio Rodriguez, Project Engineer

JEZERINAC GROUP
STRUCTURAL ENGINEERING

Ronald M. Jezerinac, PE, SE,
 Principal in Charge
 William "Billy" Raiola, PE, SE
 Sr. Engineer

DIXIE LANDSCAPE
LANDSCAPE CONSULTANT

Diego Vanderbiest, Sr. Architect
 Emmanuel Hidalgo, Project Manager

CONSTRUCTION

PRECONSTRUCTION



Greg Kimmelman
 VP of Preconstruction

Ken Miggins
 Sr. Preconstruction Manager

Ashlea Murphy
 Preconstruction Manager

FIELD OPERATIONS



Mike Finn
 Project Executive

Jarrold Hess
 Project Manager

Eric Pedrick
 General Superintendent

= Task Lead

* Additional staff is available as needed.



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

40%



Alejandro Echeverry

President, Stiles Architectural Group

Years of Experience: 19

Years at Stiles: 6



A licensed architect with over 25 years of experience, Alejandro brings a wealth of knowledge in both architectural design and construction management. In his leadership role, Alejandro oversees budgeting, quality control, operations, business development and strategic planning, playing a key part in the firm's continued success. His thorough knowledge of building codes, technical expertise, strong work ethic, and effective management style uphold the firm's commitment to excellence for its valued clients and partners.



Left: Gunther Volvo of Delray Beach

Above: Honda Showroom and Garage of Coral Springs

EDUCATION:

Masters in Architecture,
Florida International University
Masters in Construction Management,
Florida International University
Bachelor of Architecture,
Florida International University

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

Licensed Architect, State of Florida, Puerto Rico, North Carolina, and Kentucky

Construction Documents Technologist (CDT), Certified by CSI

PMP Certified by PMI

American Institute of Architects (AIA), Member

Project Management Institute (PMI), Member

PROJECT EXPERIENCE:

- Miami Lakes Automall Garage, Miami, FL
\$16 Million, 503,000 SF, 10.4-acre site, **Six-level, precast, parking garage** with a total square footage of 450,462 SF, 75,077 SF at each level. Alejandro was the Architect of Record and Project Manager for this project. The garage was constructed of precast concrete tees and columns, with CMU for ancillary areas. **Designed and built by Stiles.**
- Gunther Volvo of Delray Beach, FL
\$12.7 Million, 225,000 SF, this project included a new showroom, service area, and **568-space parking garage** for Gunther Automotive Group. This project marks the 6th project Stiles has completed for this repeat client. **Designed and built by Stiles.**
- Honda Showroom and Garage, Coral Springs, FL
\$8 Million, 505,531 SF, 2-story, 32,852 SF facility with a striking showroom, modern sales offices, and efficient accounting spaces. Complementing the dealership is a **5-story, 472,679 SF inventory parking structure, accommodating 1,494 vehicles.** This garage integrates 50 service bays and a car wash area at the ground-level for streamlined operations, emphasizing convenience and performance. **Designed and built by Stiles.**



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



GREG KIMMELMAN

Vice President of Preconstruction

Years of Experience: 37

Years at Stiles: 29

 30%
During Precon Phase


As Vice President of Preconstruction, Greg holds executive-level responsibility as the leader of the preconstruction department. He manages and mentors a team of preconstruction managers and oversees all preconstruction workload efforts to ensure quality, accuracy, and timeliness. Greg also makes sure that peripheral considerations are addressed in all construction budgets, such as adjacent properties, site constraints, and other technical means and methods not directly associated with the projects themselves. Greg has completed a depth of project experience including hotel, luxury condominium, commercial, retail, and mixed-use. He applies his vast preconstruction experience and ability to understand clients' needs to find creative solutions that exceed clients' expectations.



Left: Sunrise City Hall & Parking Garage
Above: City of Hollywood Garfield St Parking Garage

EDUCATION:

B.S., Building Construction,
University of Florida, Gainesville, FL

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

Construction Executives Association
Member & Former President

Construction Association of South Florida,
Member

PROJECT EXPERIENCE:

- City of Sunrise City Hall & Parking Garage, Sunrise, FL
\$60 Million, **284,000 SF**, new construction of 5-story City Hall (90,000 SF), **3-story parking garage** (194,000 SF), and amphitheater renovation slated to complete in 2025
- City of Hollywood Garfield Street Parking Garage, Hollywood, FL
\$20 Million, 191,000 SF, **Parking structure**, community center, and park
- Broward County Courthouse Parking Garage, Fort Lauderdale, FL
\$18 Million, **410,000 SF**, 6-level, **1,010 space parking structure**, **13,500 SF** retail and offices
- Dade County Federal Credit Union, Miami, FL
\$18 Million, **130,000 SF**, New 3-story main branch office building, renovation and expansion of existing building, and a new **154-space parking garage**

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

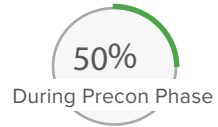


KEN MIGGINS, LEED AP

Senior Preconstruction Manager

Years of Experience: 37

Years at Stiles: 27



As Senior Preconstruction Manager, Ken works closely with clients in the early stages of preconstruction to prepare preliminary cost estimates and create a preconstruction schedule. He then mentors, supports, and manages preconstruction managers, and project managers to handle the detailed aspects of projects leading up to the construction phase, such as subcontractor bids and scopes, design cost control, and detailed cost estimates.



Left: Memorial Hospital DB Parking Garage
Above: Miami Lakes Automall Garage

EDUCATION:

B.S., Construction Management,
Florida International University, Miami, FL

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

LEED Accredited Professional
State of Florida General Contractor

PROJECT EXPERIENCE:

- Memorial Hospital Design/Build Parking Garage, Hollywood, FL
\$41.8 Million, 570,330 SF, **7-story, 1,381 space infill parking garage featuring 14,600 SF** of retail and office space and 7,000 SF of meeting space, all designed and built on a **very tight site** at an occupied hospital, *Stiles Thornton Joint Venture*
- City of Hollywood Garfield Street Parking Garage, Hollywood, FL
\$20 Million, 191,000 SF, **Parking structure**, community center, and park
- Nova Southeastern University Joint-Use Parking Garage Expansion, Davie, FL
\$12.5 Million, 550,000 SF, **4-level, 1,500-space parking garage** for the Law Library and Business School
- Miami Lakes Automall Garage, Miami Lakes, FL
\$16 Million, **503,000 SF, 6-story garage** for Miami Lakes Automall dealership, **designed and built by Stiles**



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

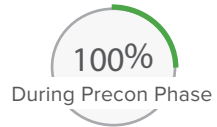


ASHLEA MURPHY, LEED AP

Preconstruction Manager

Years of Experience: 22

Years at Stiles: 18



As a Preconstruction Manager, Ashlea interacts with clients, designers, subcontractors, and field personnel to manage the process of projects leading up to the construction phase. Specifically, she prepares cost estimates, analyzes blueprints, solicits subcontractor bids, and prepares and presents proposals to clients. She also screens and hires qualified subcontractors.



Left: Sunrise City Hall & Parking Garage
Above: Memorial Hospital DB Parking Garage

EDUCATION:

B.S., Building Construction,
University of Florida, Gainesville, FL

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

OSHA 30-Hour Safety Training

LEED Accredited Professional

State of Florida General Contractor

Qualified Stormwater Management Inspector -
Department of Environmental Protection - State
of Florida Inspector No. 11912

Construction Association of South
Florida, Member

Emerge Broward, Member

United States Green Building Council (USGBC)
South Florida Chapter, Member

PROJECT EXPERIENCE:

- Memorial Hospital Design/Build Parking Garage, Hollywood, FL
\$41.8 Million, 570,330 SF, **7-story, 1,381 space** infill **parking garage featuring 14,600 SF** of retail and office space and 7,000 SF of meeting space, all designed and built on a **very tight site** at an occupied hospital, *Stiles Thornton Joint Venture*
- City of Sunrise City Hall & Parking Garage, Sunrise, FL
\$60 Million, **284,000 SF**, new construction of 5-story City Hall (90,000 SF), **3-story parking garage** (194,000 SF), and amphitheater renovation slated to complete in 2025
- 200 Las Olas Circle, Fort Lauderdale, FL
\$41 Million, 445,000 SF, **16-story, Design-Build**, Class A office/mixed-use, and **6-level parking garage**, **LEED Existing Buildings O&M Certified**





MICHAEL FINN

Project Executive

Years of Experience: 58

Years at Stiles: 26

40%



As Project Executive, Mike is responsible for the overall success of the project from conception to completion. Customer satisfaction is of utmost importance to Mike, who works closely with clients as a liaison to staff members to ensure timeliness and fiscal responsibility. Interacting with preconstruction and overseeing a team of project managers and superintendents, Mike assures effective communication between clients, designers, and field staff. He also prepares and tracks adherence to schedules and budgets, follows and supervises quality and safety control, and interfaces with subcontractors.

Left: City of Hollywood Garfield St Parking Garage
Above: Gunther Volkswagen Parking Garage

EDUCATION:

B.S., Mathematics,
St. Peters College, Jersey City, NJ

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

OSHA 10-Hour Safety Training
Associated General Contractors, South
Florida Chapter - Former Board Member
Construction Association of South Florida
- Former Board Member
Associated Builders & Contractors -
Former Board Member
American Society of Healthcare Engineers
- Member

PROJECT EXPERIENCE:

- City of Hollywood Garfield Street Parking Garage, Hollywood, FL
\$20 Million, 191,000 SF, **Parking structure**, community center, and park
- Nova Southeastern University Joint-Use Parking Garage Expansion, Davie, FL
\$12.5 Million, 550,000 SF, **4-level, 1,500-space, Parking garage** for the Law Library and Business School
- Nova Southeastern University HPD Parking Garage Expansion, Davie, FL
187,000 SF, **6-level, Parking garage** for the health professions students
- Gunther Volkswagen Service Expansion and Parking Garage, Coconut Creek, FL
\$8.5 Million, **200,000 SF, Designed and built by Stiles**, this addition and expansion included a **29,534 SF** addition with 14 bays to their Service and Parts department, a **166,927 SF, 3-level parking structure**, and 1.55 acre site development



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



JARROD HESS

Project Manager

Years of Experience: 17

Years at Stiles: 13

100%



As a Project Manager, Jarrod interacts with clients, designers, project executives, and superintendents to ensure the overall success of construction assignments from startup to completion and inspection. Handling all aspects of the construction process, including the technical, financial, and administrative, Jarrod develops and manages a master project schedule and budget. His responsibilities include administering contracts to a team of subcontractors, overseeing costs, staging and logistics planning, and project reporting.



Left: Hollywood Circle & Circ Hotel

Above: Miami Lakes Automall Garage

EDUCATION:

B.S., Building Construction,
University of Florida, Gainesville, FL

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

OSHA 30-Hour Safety Training

PROJECT EXPERIENCE:

- Hollywood Circle & Circ Hotel, Hollywood, FL
\$133 Million, **1,244,000 SF, 25-story**, 386-unit luxury apartment tower with 111-room 4-star hotel, 58,000 SF of retail anchored by Publix, elevated amenities deck and **parking garage**.
- Miami Lakes Automall Garage, Miami Lakes, FL
\$16 Million, **503,000 SF, 6-story garage** for Miami lakes Automall dealership Gunther Volkswagen Delray, Delray Beach, FL
\$9 Million, This project includes a **16,400 SF** expansion to the existing dealership, featuring a new showroom, a new office building, and **150,000 SF** of site redevelopment with underground drainage and reconstructed **parking areas**. The project was **designed and built by Stiles**.
- Gunther KIA, Fort Lauderdale, FL
\$16.5 Million, 425,500 SF, New dealership featuring a 49,000 SF showroom/service/parts area, 4-story, 1,200-space parking garage, 15 service bays, and an 8-bay car detailing area



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



ERIC PEDRICK

General Superintendent

Years of Experience: 27

Years at Stiles: 21

100%



Eric brings over 25 years of experience in the construction industry. As a General Superintendent, he leads and mentors superintendents, overseeing on-site projects from groundbreaking to final client acceptance. Working closely with clients and project managers, Eric operates in the field, where his team supervises subcontractors, manages schedules, coordinates logistics, ensures quality and safety, and maintains project records.



Left: Sunrise City Hall & Parking Garage
Above: Port Everglades Heron Parking Garage

EDUCATION:

B.S., Environmental Science,
State University of New York, Albany, NY

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

OSHA 30-Hour Safety Training

PROJECT EXPERIENCE:

- Memorial Hospital Design/Build Parking Garage, Hollywood, FL
\$41.8 Million, **570,330 SF, 7-story, 1,381 space infill parking garage** featuring **14,600 SF** of retail and office space and **7,000 SF** of meeting space, all designed and built on a very tight site at an occupied hospital, *Stiles Thornton Joint Venture*
- City of Sunrise City Hall & Parking Garage, Sunrise, FL
\$60 Million, **284,000 SF**, new construction of 5-story City Hall (90,000 SF), **3-story parking garage** (194,000 SF), and amphitheater renovation slated to complete in 2025
- Port Everglades Heron Parking Garage - Port Everglades, Fort Lauderdale, FL
\$118 Million, **950,000 SF, 1800+ space garage** featuring elevated, air-conditioned pedestrian bridge with people mover and roof top solar panels, **ParkSMART Certified**, *Stiles Pirtle Joint Venture*





ROB MCCONNELL, PE

Parking Design Principal

Total Years of Experience: 32



Rob is a managing principal responsible for new parking structure design, parking consulting, and structural engineering. He is well versed in precast concrete, cast-in-place, and steel construction. As garage design, construction, and operating practices have evolved to GBCI's ParkSMART certification standard, Rob has remained a leader in practical, sustainable design for all parking projects.



Left: Ocean Reef Club Village Parking Garage
Above: Orlando Vineland Premium Outlets Parking garage

EDUCATION:

M.S. Civil Engineering (Structures),
Georgia Institute of Technology

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

Professional Engineer, FL: PE75205, +
22 other states

PROJECT EXPERIENCE:

- Bruce W. Carter Miami VAMC Parking Structure, Miami, FL
The new **parking garage** on the main medical campus the Bruce W. Carter Miami VA Medical center provides a net gain of **500 parking spaces** on 4 levels. The building is capable of vertical expansion up to **1,000 parking spaces**.
- Ocean Reef Club Parking Garage - Associate Village Master Plan and Parking Structure, North Key Largo, FL
Following the Master Planning effort, WGI designed a **411-car parking structure** to accommodate the club's staff and contractors.
- City of Lake Worth Beach Parking Structure Concepts, Lake Worth, FL
WGI developed parking structure concepts for several sites as part of the City's exploration opportunities to create more parking and stimulate development in the historic downtown district.



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



BENJAMIN SANDS, CPP

Parking Operations and Technology Consultant

Total Years of Experience: 25



Ben is an experienced parking professional with broad experience in parking management, parking site feasibility, new structure design, as-built re-design, parking equipment/technology, commercial, hospital, university, hospitality, valet and event parking services, site underwriting, operations audits as well as general parking operations, logistics and management. He has worked closely with owners, developers, municipalities and operators in multiple markets to develop and/or revitalize many parking operations and locations.



Left: City of Lake Worth Beach Downtown Parking
Above: City of Delray Beach Parking & Curb Management

EDUCATION:

Performance - The Julliard School

PROJECT EXPERIENCE:

- **Parking and Curb Management Study, City of Delray Beach, Delray Beach, FL**
WGI studied local Curb conditions and parking operations to create a Curb management master Plan for the City. Ben provided onsite field observations, operations and financial analysis to increase efficiency and incorporate new technologies.
- **Downtown Parking Study, City of Lake Worth Beach, Lake Worth Beach, FL**
WGI studied and provided recommendations for the implementation of paid parking in the City. The study encompassed reviewing parking inventory and occupancy to make recommendations for paid in the downtown area.
- **City of Columbia - Parking Rate Study, Columbia, SC**
WGI was engaged by the City of Columbia (City) to perform a Parking Rate Study for the purpose of amending the City's 2015 Parking Master Plan (2015 PMP).



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

ALEX SCHEFFER, P.E., LEED GREEN ASSOCIATE**20% OF TIME DEDICATED TO PROJECT**

ADDRESS: 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-240-3230
EMAIL: alex@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Licensed Professional Engineer with over a decade of land development, permitting, project management and governmental construction experience. Providing expertise in civil engineering, project management, planning, urban design, permitting and construction management to successfully carry out complex projects and programs. Quality-focused, strategic team leader utilizing strong organizational and communication skills to succeed in a demanding and creative environment.

CERTIFICATIONS

FLORIDA BOARD OF PROFESSIONAL ENGINEERS – P.E. LICENSE NUMBER 73802
MARYLAND BOARD OF PROFESSIONAL ENGINEERS NON-ACTIVE – P.E. LICENSE NUMBER 50935
LEED GREEN ASSOCIATE – ID NUMBER 10850250
FDEP STORMWATER, EROSION & SEDIMENTATION CONTROL INSPECTOR – NUMBER 26929

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [[SM+R]] – FORT LAUDERDALE, FL****PRESIDENT (JUNE 2023 - PRESENT)**

- Provides Land Development Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

CRAVEN THOMPSON & ASSOCIATES, INC. – FORT LAUDERDALE, FL**SENIOR SUPERVISING ENGINEER (NOVEMBER 2018 – JUNE 2023)****SENIOR ENGINEER (FEBRUARY 2012 – NOVEMBER 2012)****PROJECT ENGINEER (JUNE 2006 – FEBRUARY 2012)**

- Provided program and project management for major utility infrastructure projects for different municipalities throughout the South Florida region.
- Provided in depth civil engineering design & calculations for a wide range of municipal and private projects including: Paving, Grading & Drainage, Water & Sewer, Erosion Control, and Pavement Marking & Signage.
- Managed engineering interns, CAD operators and clerical staff to prepare civil engineering plans, calculations and documents in order to consistently meet various project deadlines and demands.

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

DAMON RICKS**10% OF TIME DEDICATED TO PROJECT**

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-803-9675
EMAIL: damon@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Experienced in site planning with a background in civil engineering, permitting, project management and site entitlement experience. Providing expertise in civil engineering, project management, planning, urban design, permitting and construction management to successfully carry out complex projects and programs. Quality-focused, strategic team leader utilizing strong organizational and communication skills to succeed in a demanding and creative environment.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [[SM+R]] – FORT LAUDERDALE, FL****PRINCIPAL PARTNER (JUNE 2023 - PRESENT)**

- Provides Land Development Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

TRUTEAM/ TOP BUILD CORP – UPPER MARLBORO, MD**COMMERCIAL BUSINESS DEVELOPMENT (AUGUST 2020 – JULY 2023)**

- Providing support to project development in the Mid-Atlantic region for commercial construction projects including multifamily development segment as well as industrial development projects.
- Organized bids, contracts, submittal packages, construction observation and report.

FLYNN ENGINEERING SERVICES, P.A. – LAUDERDALE BY THE SEA, FL**PROJECT MANAGER/ ENTITLEMENT SPECIALIST (MARCH 1997 – JUNE 2020)****DRAFTER/DESIGNER (FEBRUARY 1995 – FEBRUARY 1997)**

- Provided Land Development Consulting Services for various Clients for various complex land development projects throughout the South Florida region.
- Managed design team including intern engineers, architects, planners for site design and entitlement permitting for various projects with an emphasis in Fort Lauderdale.
- Represented developers for entitlement and permitting for various land development projects.
- Prepared plans, details, specifications related to various land development projects.
- Provided engineering technical support in the field for construction observation and reporting.
- Coordination of sub-consultants for design and development, permitting, and construction phase of various land development projects.

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

M. KEITH MOTE**20% OF TIME DEDICATED TO PROJECT**

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-803-9675
EMAIL: keith@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Experienced Civil Engineer in Civil Engineering design, permitting, project management and construction observation. Detail-oriented, structured and extremely experienced and knowledgeable Engineer that can tackle any site-related obstacle to successfully complete complex projects on time and under budget.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [[SM+R]] – FORT LAUDERDALE, FL****ENGINEER / DESIGNER, PRINCIPAL PARTNER (JUNE 2023 - PRESENT)**

- Provides Land Development Civil Engineering Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

THOMPSON & ASSOCIATES – FORT LAUDERDALE, FL**COMMERCIAL BUSINESS DEVELOPMENT (2018 –2020)**

- Civil engineering designer, permitting, and construction inspection for municipal, county, and private development projects.

FLYNN ENGINEERING SERVICES, P.A. – LAUDERDALE BY THE SEA, FL**PROJECT ENGINEER / DESIGNER (1999 – 2017)**

- Provided Civil engineering design, permitting, and construction inspection for municipal, county, educational, and private development projects.

EDUCATION**TRINE UNIVERSITY – ANGOLA, INDIANA**

BACHELOR OF SCIENCE – CIVIL ENGINEERING, 1994

GREENVILLE SR. HIGH – GREENVILLE, OHIO

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

MAURICIO RODRIGUEZ**50% OF TIME DEDICATED TO PROJECT**

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-803-9675
EMAIL: mauricio@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Experienced bilingual Civil Engineer with extensive professional experience in the planning, design, and execution of residential, commercial and municipal infrastructure projects. Including storm drainage systems, water and sewer networks, and land development. Demonstrating strong proficiency in AutoCAD Civil 3D, hydraulic and hydrologic analysis, and multi-jurisdictional permitting processes.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [SM+R] – FORT LAUDERDALE, FL****PROJECT ENGINEER (MARCH 2024 - PRESENT)**

- Provides Land Development Civil Engineering Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

CORE CONSULTANTS – DENVER, CO**DESIGN ENGINEER (2023 –2024)**

- Lead the design and preparation of construction plans for residential, commercial and municipal development projects.

CRAVEN THOMPSON AND ASSOCIATES, INC – FORT LAUDERDALE, FL**PROJECT ENGINEER (2018 – 2023)**

- Contributed to the design and planning of major storm drainage, water, and sewer infrastructure improvements throughout the South Florida region. Including the development of force mains, lift stations, and septic-to-sewer conversions, while utilizing AutoCAD Civil 3D for calculations, drafting, supporting multi-million-dollar projects from preliminary design through construction documents.
- Performed comprehensive civil engineering design and calculations for diverse municipal and private sector projects, encompassing paving, grading and drainage, water and sewer systems, erosion control measures, and pavement marking and signage plans.
- Reviewed shop drawings and addressed unexpected construction issues on-site by coordinating closely with architects, engineers, contractors, utility providers, and regulatory agencies.

EDUCATION**UNIVERSITY OF FLORIDA – GAINESVILLE, FLORIDA****BACHELOR OF SCIENCE – CIVIL ENGINEERING, 2017**

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



RONALD M. JEZERINAC, PE, SE
PRINCIPAL-IN-CHARGE



Ron is an accomplished structural engineer with over 30 years of experience designing, diagnosing, re-purposing, and rehabilitating building structures. He has led some of the most demanding projects - from modest architectural statements to iconic sport's facilities to large-scale, commercial mixed-use projects throughout the United States and the Caribbean. Ron worked for a Miami-based firm where he ascended to president of the company. He performed structural analysis and design, site representation, project management, and project leadership on many large, complex projects. Ron later joined an international engineering firm where he was responsible for the firm's growth in Florida, the Southeast United States, the Caribbean, and Latin America. There, Ron immersed himself in the vast technological resources of the firm, leading demanding projects that involved parametric and generative modeling, integrated modeling services, downstream model delivery, and forensic information modeling.

REPRESENTATIVE EXPERIENCE

REGISTRATIONS

Registered Special Inspector
• Florida #1174

Professional Engineer:

- Florida #53859
- Georgia #32987
- North Carolina #033076
- Illinois #081006292
- New York #084329
- Missouri #2003008799
- Texas #133324
- Ohio #84305
- Kentucky #35032
- Iowa #P26484
- Nebraska #E18567
- Kansas #PE28170
- Pennsylvania #055897E
- Colorado #0063063
- USVI #0633471B

YEARS IN INDUSTRY

33 years

YEARS WITH FIRM

11 years

EDUCATION

Bachelor of Science, Civil Engineering,
Case Western Reserve University

Graduate Studies, Civil Engineering Structural
Curriculum, The Ohio State University

AVAILABILITY
40%

1221 BRICKELL AVENUE EAST GARAGE SCA

Miami, FL

Jezerinac Group provided a Structural Condition Assessment of an existing 9-story concrete parking structure of approximately 75,000 SF total area. The structure consists of Cast in Place Concrete Slab and Beams, which are supported by cast in place concrete columns and shearwalls. This project was completed with out client, Rockhill Management, LLC.

205 DATURA PARKING GARAGE- BEAM DEPTH RETROFIT

West Palm Beach, FL

Jezerinac Group was the Structural Engineer of Record for 205 Datura Parking Garage in West Palm Beach, FL. The project consisted of retrofitting 15-30 beams that frame the speed ramps on the north and south sides. To increase the garage's floor to ceiling height approximately six inches, Jezerinac Group designed the retrofit of approximately 30 beams. This project was completed with our client, Morning Calm Management.

BENJAMIN P. GROGAN AND JERRY L. DOVE FEDERAL BUILDING

Broward County, FL

Jezerinac Group provided Structural Design services for Design-build bridging documents for a new 500,000 SF office building and 500-car parking garage for the General Services Administration. Building skin services were provided for a state-of-the-art faceted curtain wall system. This project was designed for combined effects of blast and high-velocity wind loads. This project was completed.

600 BRICKELL PARKING GARAGE PEER REVIEW

Miami, FL

Jezerinac Group performed Peer Review services as required by the City of Miami for an 11 ½ story, 825 car, roughly 400,000 SF parking garage on an extremely tight downtown site located at 600 Brickell Ave, Miami, FL. The structural system consisted of reinforced concrete columns and shear walls as well as two-way post-tensioned concrete slabs. One- and one-half levels of the garage are subterranean and several of the slabs have large openings that have complicated diaphragm analysis. The project was completed with our client Nova.

CITY OF PORT ST. LUCIE PARKING GARAGE

Port St. Lucie, FL

Jezerinac Group provided Structural Investigation and general consultation services for the Civic Center Parking Garage in Port St. Lucie, FL. The project consisted of a 6-story, 800-car, roughly 292,000 SF parking garage. Upon commencement of Jezerinac Group's services, the structure had recently exhibited concrete spalls that potentially threatened life safety. Our report identified various structural deficiencies and provided recommended repairs and retrofit. The project was completed with our client, the City of Port St. Lucie.



FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



WILLIAM "BILLY" RAIOLA, PE, SE
SENIOR ENGINEER



As a Partner, Billy drives our engineers to deliver and exceed client expectations through economical design, efficacy of constructability, and on-time deliverables. He has worked extensively in the Southeast United States and the Caribbean across numerous sectors. He performs analysis, design, and investigations on many projects encompassing sports facilities, commercial, residential, and municipal work. Most of his projects are located in coastal areas, subject to high-velocity hurricanes and/or damaging seismic events. On every project, Billy applies his extensive knowledge of the Building Code and material properties to produce an excellent design for the client. He is an established Professional Engineer with over a decade of experience in the analysis, design, and constructability of complex buildings, condition assessments, and remediation of existing buildings, along with expertise in the management of design and construction administration.

REPRESENTATIVE EXPERIENCE

REGISTRATIONS

Professional Engineer:

- Florida #80234
- Georgia #038615
- North Carolina #052958
- Arizona #70782

Structural Engineer:

- Georgia #000009

YEARS IN INDUSTRY

17 years

YEARS WITH JG

10 years

EDUCATION

Bachelor of Science Civil Engineering,
University of Florida

Master of Engineering Structural Engineering,
University of Florida

PROFESSIONAL ASSOCIATIONS

- American Society of Civil Engineers
- ASCE Order of the Engineer

AVAILABILITY
40%

MIAMI LAKES AUTOMALL GARAGE II

Miami Lakes, FL

Jezerinac Group is providing Structural Design of a 7½ story, 465,000 SF precast prestressed concrete parking garage in Miami Lakes, Florida. Serving as the Structural Engineer of Record, the team is delegating the design of the precast elements and providing the design of the foundations, slabs-on-grade and retaining walls for the structure. Jezerinac Group is also acting as the liaison between the project's architecture team, Stiles Architectural Group, and the precast manufacturer and designer which includes coordination of our foundation design with the delegated engineer's primary structural frame. Jezerinac Group is also significantly involved in the CA phase, reviewing and coordinating subcontractor and delegated engineering submittals. This project is underway with our client, Stiles Architectural Group.

PORT EVERGLADES TERMINAL 4

Fort Lauderdale, FL

Jezerinac Group provided Structural Engineering services and structural steel connection design for a new 485-foot long pedestrian bridge at Port Everglades' new Terminal 4 parking garage. The longest segment of the bridge span is 391 feet. The constructed bridge connects Terminal 4 to the new parking garage. Jezerinac Group worked integrally with the steel fabricator, Engineer of Record, and temporary stability engineer to generate custom bolted connection configurations to minimize weld material cost and erection time. This project was completed under our client, Steel Fabricators, LLC.

VISTA CENTER EXPANSION DESIGN

West Palm Beach, FL

Jezerinac Group is providing structural design services for a new office building and parking garage to expand the county's Vista Center Complex in West Palm Beach, Florida. The new office building will be two-stories, consisting of a total 59,000 SF. The office building will connect to an existing office building via a 90 FT long, conditioned pedestrian bridge and will have a 12,700 SF porte cochere and canopy structure. The parking garage will be a three-story, approximately 343 space, precast concrete structure. This project is underway with our client, Song + Associates, Inc.

CITY OF PSL PARKING GARAGE SCOPING & PRICING

Port St. Lucie

Jezerinac Group evaluated a parking garage located within the Port St. Lucie Civic Center Complex. The scope entailed assessing the damage and providing scoping and pricing documents for the 6-story, 800 car, roughly 280,000 SF parking garage. This project was completed with our client, the City of Port St. Lucie, in 2020.

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



Robert A. Kamm, P.E.
C.E.O., Principal-In-Charge
Certified Commissioning Agent, CxA
LEED AP BD&C



Professional Engineer - Mechanical



Professional Experience

Mr. Kamm is the founder and C.E.O. of Kamm Consulting, Inc. He has 30+ years of experience in mechanical and electrical engineering and the construction industry. His in-depth knowledge and experience are unique to the engineering profession. He has a diversified background in the engineering and design of complex, highly available facilities. His direct, hands-on work experience in the construction industry gives him a practical perspective of considerable value to clients requiring optimum performance of their facilities investments.

Mr. Kamm has extensive experience in providing facilities analyses of HVAC, electrical, plumbing, and fire protection problems. These analyses include inspection, testing, commissioning, and trouble-shooting all types of mechanical / electrical systems. He has expertise in providing building evaluations and studies for owners/developers during the due diligence period for real estate transactions involving large commercial buildings, and has also served as an expert witness for litigation involving engineering and construction issues.

Mr. Kamm has been directly involved in over 70 LEED Registered projects including LEED for New Construction, LEED LEED for Schools, LEED for Commercial Interiors and LEED for Core & Shell buildings. He has been retained as Commissioning Agent for Fundamental and Enhanced Commissioning as well as Commissioning Agent for commercial buildings. As the LEED Accredited Professional, he has led initial design charrettes with LEED project design teams representing all disciplines as well as providing oversight for all USGBC required documentation for LEED Certification. Mr. Kamm previously served on the Deerfield Beach Housing Authority for 5 years and currently serves as a voting member of the Broward County Board of Rules and Appeals.

Education

9/1977 – 12/1983 - BSME University of Toledo, Toledo, Ohio

Community

Chairman of the Board – Broward County Board of Rules and Appeals

Employment History

1994- Present Kamm Consulting, Inc. - Founder / C.E.O.
 1987-1993 Engineered Computer Environments – Principal-Specialty Design/Build Contractor
 1983-1987 Liebert Corporation – Engineer

Licenses

- Professional Engineer – AL, AR, CO, FL, GA, NC, SC, TN, TX
- State of Florida Building Contractor License
- State of Florida Mechanical Contractor License

Professional Accreditation

- United States Green Building Council LEED® Accredited Professional
 LEED® - Leadership in Energy and Environmental Design
- ACG Commissioning Group – Washington, DC – Certified Commissioning Authority (CxA)

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



Michael Freire, PE
Director of Electrical Engineering



Professional Experience

Mr. Freire has over 9 years of experience in engineering and the design of electrical systems for commercial and industrial facilities. Mr. Freire's background includes: design of complete electrical distribution systems including emergency and stand-by power generation systems, uninterruptible power systems, conduction 40- year safety inspections and associated reports, site lighting photometric studies, feasibility studies, photovoltaic designs, breaker coordination studies, arc-fault studies and peer reviews. As a senior design professional, he has responsibility for product planning, electrical systems design, coordination with mechanical systems design and construction review.

Education

- 2011 – BSEE, Florida International University, Miami, FL

Employment History

- December 2018- Current: Director of Electrical Engineering – Kamm Consulting, Inc., Boca Raton, FL
- February 2014- December 2018: Electrical Designer – Kamm Consulting, Inc., Boca Raton, FL

Project Experience

Mr. Freire is responsible for Project Quality Control as Director of Electrical Engineering for all projects issued by our firm.

Licenses

Professional Engineer: Florida

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C



Caroline Kamm, PE
Senior Engineer



Professional Experience

Mrs. Kamm has over 5 years of experience in engineering and the design of mechanical, electrical and plumbing systems for high-rise commercial buildings, historic buildings, resorts, casinos, laboratories, residential buildings, convention centers and industrial facilities. Most notably, Mrs. Kamm has designed mechanical systems for Wynn Al Marjan, located in United Arab Emirates and lead lighting and power design efforts for (nine), 5-story office buildings for Microsoft's commercial office campus; modeled underground power distribution and engaged in site power planning in coordination with local utility for Microsoft's campus expansion in Redmond, WA.

Mrs. Kamm is currently licensed in the State of Washington and will soon be licensed in the State of Florida with endorsements for Mechanical and Electrical engineering. She is a certified LEED Green Associate and is a Member of Society of Women Engineers, IEEE and ASHRAE.

Education

- 2018 – BSME, University of Central Florida, Burnett Honors College
- 2018 – BSEE, University of Central Florida, Burnett Honors College
- 2024 – Masters of Business Administration, University of Washington, Foster School of Business

Employment History

- August 2024 – Current: Senior Engineer – Kamm Consulting, Inc, Deerfield Beach, FL
- November 2021 – June 2024: Senior Engineer – Arup, Seattle, WA
- January 2019- October 2021: Project Designer - Electrical Designer – Stantec, Seattle, WA

FIRM QUALIFICATIONS AND EXPERIENCE

TAB C

**Diego Vanderbiest**

- Name, title, and role on this project:
Diego Vanderbiest, Senior Landscape Architect, lead designer
- Years of experience and years at your current firm:
25 years, 25 years
- Education and licenses:
Bachelor of Landscape Architecture, University of Florida, Professional Landscape Architect #6667355
- Relevant project experience:
Design, Construction Documents, Construction Administration

Emmanuel Hidalgo

- Name, title, and role on this project:
Emmanuel Hidalgo, Design Associate, Project Manager
- Years of experience and years at your current firm:
14 years, 14 years
- Education and licenses:
Bachelor of Landscape Architecture, Florida International University
- Relevant project experience:
Design, Construction Documents, Construction Administration



USA PARKING GARAGE & RETAIL SHOPS

TAB D: ORGANIZATIONAL CHART AND PROJECT TEAM QUALIFICATIONS

ORGANIZATIONAL CHART AND RESUMES

TAB D

**DESIGN A/E & CONSULTANTS**

Alejandro Echeverry, President
 Adriana Murillo, Senior Project Manager
 Alejandro Rodriguez, Jr. Project Manager
 Carlos Gonzalez, Assistant Project Manager
 Rossanna Jaimes, Assistant Project Manager
 Maria Leon, Project Coordinator

WGI**PARKING CONSULTANT**

Rob McConnell, Parking Design Principal
 Benjamin Sands, Parking Operations and
 Technology Consultant

**KAMM CONSULTING
MEP ENGINEERING**

Robert A. Kamm, P.E., Principal in Charge
 Michael Freire, P.E.,
 Director of Electrical Engineering
 Caroline Kamm, PE Senior Engineer

**SCHEFFER
CIVIL ENGINEERING & PLANNING**

Alexander D. Scheffer, P.E.,
 Project Lead Engineer
 Michael Keith Mote, Project Design Engineer
 Damon T. Ricks, Project Outreach & Coordinator
 Mauricio Rodriguez, Project Engineer

**JEZERINAC GROUP
STRUCTURAL ENGINEERING**

Ronald M. Jezerinac, PE, SE,
 Principal in Charge
 William "Billy" Raiola, PE, SE
 Sr. Engineer

**DIXIE LANDSCAPE
LANDSCAPE CONSULTANT**

Diego Vanderbiest, Sr. Architect
 Emmanuel Hidalgo, Project Manager

CONSTRUCTION**PRECONSTRUCTION**

Greg Kimmelman
 VP of Preconstruction

Ken Miggins
 Sr. Preconstruction Manager

Ashlea Murphy
 Preconstruction Manager

FIELD OPERATIONS

Mike Finn
 Project Executive

Jarrold Hess
 Project Manager

Eric Pedrick
 General Superintendent

= Task Lead

* Additional staff is available as needed.



40%



Alejandro Echeverry

President, Stiles Architectural Group

Years of Experience: 19

Years at Stiles: 6



A licensed architect with over 25 years of experience, Alejandro brings a wealth of knowledge in both architectural design and construction management. In his leadership role, Alejandro oversees budgeting, quality control, operations, business development and strategic planning, playing a key part in the firm's continued success. His thorough knowledge of building codes, technical expertise, strong work ethic, and effective management style uphold the firm's commitment to excellence for its valued clients and partners.

Left: Gunther Volvo of Delray Beach

Above: Honda Showroom and Garage of Coral Springs

EDUCATION:

Masters in Architecture,
Florida International University
Masters in Construction Management,
Florida International University
Bachelor of Architecture,
Florida International University

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

Licensed Architect, State of Florida, Puerto Rico, North Carolina, and Kentucky

Construction Documents Technologist (CDT), Certified by CSI

PMP Certified by PMI

American Institute of Architects (AIA), Member

Project Management Institute (PMI), Member

PROJECT EXPERIENCE:

- Miami Lakes Automall Garage, Miami, FL
\$16 Million, 503,000 SF, 10.4-acre site, **Six-level, precast, parking garage** with a total square footage of 450,462 SF, 75,077 SF at each level. Alejandro was the Architect of Record and Project Manager for this project. The garage was constructed of precast concrete tees and columns, with CMU for ancillary areas. **Designed and built by Stiles.**
- Gunther Volvo of Delray Beach, FL
\$12.7 Million, 225,000 SF, this project included a new showroom, service area, and **568-space parking garage** for Gunther Automotive Group. This project marks the 6th project Stiles has completed for this repeat client. **Designed and built by Stiles.**
- Honda Showroom and Garage, Coral Springs, FL
\$8 Million, 505,531 SF, 2-story, 32,852 SF facility with a striking showroom, modern sales offices, and efficient accounting spaces. Complementing the dealership is a **5-story, 472,679 SF inventory parking structure, accommodating 1,494 vehicles.** This garage integrates 50 service bays and a car wash area at the ground-level for streamlined operations, emphasizing convenience and performance. **Designed and built by Stiles.**



ORGANIZATIONAL CHART AND RESUMES

TAB D



GREG KIMMELMAN

Vice President of Preconstruction

Years of Experience: 37

Years at Stiles: 29

 30%
During Precon Phase


As Vice President of Preconstruction, Greg holds executive-level responsibility as the leader of the preconstruction department. He manages and mentors a team of preconstruction managers and oversees all preconstruction workload efforts to ensure quality, accuracy, and timeliness. Greg also makes sure that peripheral considerations are addressed in all construction budgets, such as adjacent properties, site constraints, and other technical means and methods not directly associated with the projects themselves. Greg has completed a depth of project experience including hotel, luxury condominium, commercial, retail, and mixed-use. He applies his vast preconstruction experience and ability to understand clients' needs to find creative solutions that exceed clients' expectations.



Left: Sunrise City Hall & Parking Garage
Above: City of Hollywood Garfield St Parking Garage

EDUCATION:

B.S., Building Construction,
University of Florida, Gainesville, FL

**PROFESSIONAL CREDENTIALS/
AFFILIATIONS:**

Construction Executives Association
Member & Former President

Construction Association of South Florida,
Member

PROJECT EXPERIENCE:

- City of Sunrise City Hall & Parking Garage, Sunrise, FL
\$60 Million, **284,000 SF**, new construction of 5-story City Hall (90,000 SF), **3-story parking garage** (194,000 SF), and amphitheater renovation slated to complete in 2025
- City of Hollywood Garfield Street Parking Garage, Hollywood, FL
\$20 Million, 191,000 SF, **Parking structure**, community center, and park
- Broward County Courthouse Parking Garage, Fort Lauderdale, FL
\$18 Million, **410,000 SF**, 6-level, **1,010 space parking structure**, **13,500 SF** retail and offices
- Dade County Federal Credit Union, Miami, FL
\$18 Million, **130,000 SF**, New 3-story main branch office building, renovation and expansion of existing building, and a new **154-space parking garage**

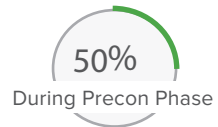


KEN MIGGINS, LEED AP

Senior Preconstruction Manager

Years of Experience: 37

Years at Stiles: 27



As Senior Preconstruction Manager, Ken works closely with clients in the early stages of preconstruction to prepare preliminary cost estimates and create a preconstruction schedule. He then mentors, supports, and manages preconstruction managers, and project managers to handle the detailed aspects of projects leading up to the construction phase, such as subcontractor bids and scopes, design cost control, and detailed cost estimates.



Left: Memorial Hospital DB Parking Garage
Above: Miami Lakes Automall Garage

EDUCATION:

B.S., Construction Management,
Florida International University, Miami, FL

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

LEED Accredited Professional
State of Florida General Contractor

PROJECT EXPERIENCE:

- Memorial Hospital Design/Build Parking Garage, Hollywood, FL
\$41.8 Million, 570,330 SF, **7-story, 1,381 space infill parking garage featuring 14,600 SF** of retail and office space and 7,000 SF of meeting space, all designed and built on a **very tight site** at an occupied hospital, *Stiles Thornton Joint Venture*
- City of Hollywood Garfield Street Parking Garage, Hollywood, FL
\$20 Million, 191,000 SF, **Parking structure**, community center, and park
- Nova Southeastern University Joint-Use Parking Garage Expansion, Davie, FL
\$12.5 Million, 550,000 SF, **4-level, 1,500-space parking garage** for the Law Library and Business School
- Miami Lakes Automall Garage, Miami Lakes, FL
\$16 Million, **503,000 SF, 6-story garage** for Miami Lakes Automall dealership, **designed and built by Stiles**



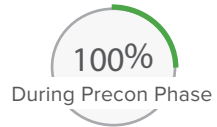


ASHLEA MURPHY, LEED AP

Preconstruction Manager

Years of Experience: 22

Years at Stiles: 18



As a Preconstruction Manager, Ashlea interacts with clients, designers, subcontractors, and field personnel to manage the process of projects leading up to the construction phase. Specifically, she prepares cost estimates, analyzes blueprints, solicits subcontractor bids, and prepares and presents proposals to clients. She also screens and hires qualified subcontractors.



Left: Sunrise City Hall & Parking Garage
Above: Memorial Hospital DB Parking Garage

EDUCATION:

B.S., Building Construction,
University of Florida, Gainesville, FL

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

OSHA 30-Hour Safety Training

LEED Accredited Professional

State of Florida General Contractor

Qualified Stormwater Management Inspector -
Department of Environmental Protection - State
of Florida Inspector No. 11912

Construction Association of South
Florida, Member

Emerge Broward, Member

United States Green Building Council (USGBC)
South Florida Chapter, Member

PROJECT EXPERIENCE:

- Memorial Hospital Design/Build Parking Garage, Hollywood, FL
\$41.8 Million, 570,330 SF, **7-story, 1,381 space** infill **parking garage featuring 14,600 SF** of retail and office space and 7,000 SF of meeting space, all designed and built on a **very tight site** at an occupied hospital, *Stiles Thornton Joint Venture*
- City of Sunrise City Hall & Parking Garage, Sunrise, FL
\$60 Million, **284,000 SF**, new construction of 5-story City Hall (90,000 SF), **3-story parking garage** (194,000 SF), and amphitheater renovation slated to complete in 2025
- 200 Las Olas Circle, Fort Lauderdale, FL
\$41 Million, 445,000 SF, **16-story, Design-Build**, Class A office/mixed-use, and **6-level parking garage**, LEED Existing Buildings O&M Certified



MICHAEL FINN

Project Executive

Years of Experience: 58

Years at Stiles: 26

40%



As Project Executive, Mike is responsible for the overall success of the project from conception to completion. Customer satisfaction is of utmost importance to Mike, who works closely with clients as a liaison to staff members to ensure timeliness and fiscal responsibility. Interacting with preconstruction and overseeing a team of project managers and superintendents, Mike assures effective communication between clients, designers, and field staff. He also prepares and tracks adherence to schedules and budgets, follows and supervises quality and safety control, and interfaces with subcontractors.



Left: City of Hollywood Garfield St Parking Garage
Above: Gunther Volkswagen Parking Garage

EDUCATION:

B.S., Mathematics,
St. Peters College, Jersey City, NJ

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

OSHA 10-Hour Safety Training
Associated General Contractors, South
Florida Chapter - Former Board Member
Construction Association of South Florida
- Former Board Member
Associated Builders & Contractors -
Former Board Member
American Society of Healthcare Engineers
- Member

PROJECT EXPERIENCE:

- City of Hollywood Garfield Street Parking Garage, Hollywood, FL
\$20 Million, 191,000 SF, **Parking structure**, community center, and park
- Nova Southeastern University Joint-Use Parking Garage Expansion, Davie, FL
\$12.5 Million, 550,000 SF, **4-level, 1,500-space, Parking garage** for the Law Library and Business School
- Nova Southeastern University HPD Parking Garage Expansion, Davie, FL
187,000 SF, **6-level, Parking garage** for the health professions students
- Gunther Volkswagen Service Expansion and Parking Garage, Coconut Creek, FL
\$8.5 Million, **200,000 SF, Designed and built by Stiles**, this addition and expansion included a **29,534 SF** addition with 14 bays to their Service and Parts department, a **166,927 SF, 3-level parking structure**, and 1.55 acre site development



JARROD HESS

Project Manager

Years of Experience: 17

Years at Stiles: 13

100%



As a Project Manager, Jarrod interacts with clients, designers, project executives, and superintendents to ensure the overall success of construction assignments from startup to completion and inspection. Handling all aspects of the construction process, including the technical, financial, and administrative, Jarrod develops and manages a master project schedule and budget. His responsibilities include administering contracts to a team of subcontractors, overseeing costs, staging and logistics planning, and project reporting.



Left: Hollywood Circle & Circ Hotel

Above: Miami Lakes Automall Garage

EDUCATION:

B.S., Building Construction,
University of Florida, Gainesville, FL

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

OSHA 30-Hour Safety Training

PROJECT EXPERIENCE:

- Hollywood Circle & Circ Hotel, Hollywood, FL
\$133 Million, **1,244,000 SF, 25-story**, 386-unit luxury apartment tower with 111-room 4-star hotel, 58,000 SF of retail anchored by Publix, elevated amenities deck and **parking garage**.
- Miami Lakes Automall Garage, Miami Lakes, FL
\$16 Million, **503,000 SF, 6-story garage** for Miami lakes Automall dealership Gunther Volkswagen Delray, Delray Beach, FL
\$9 Million, This project includes a **16,400 SF** expansion to the existing dealership, featuring a new showroom, a new office building, and **150,000 SF** of site redevelopment with underground drainage and reconstructed **parking areas**. The project was **designed and built by Stiles**.
- Gunther KIA, Fort Lauderdale, FL
\$16.5 Million, 425,500 SF, New dealership featuring a 49,000 SF showroom/service/parts area, 4-story, 1,200-space parking garage, 15 service bays, and an 8-bay car detailing area





ERIC PEDRICK

General Superintendent

Years of Experience: 27

Years at Stiles: 21

100%



Eric brings over 25 years of experience in the construction industry. As a General Superintendent, he leads and mentors superintendents, overseeing on-site projects from groundbreaking to final client acceptance. Working closely with clients and project managers, Eric operates in the field, where his team supervises subcontractors, manages schedules, coordinates logistics, ensures quality and safety, and maintains project records.



Left: Sunrise City Hall & Parking Garage
Above: Port Everglades Heron Parking Garage

EDUCATION:

B.S., Environmental Science,
State University of New York, Albany, NY

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

OSHA 30-Hour Safety Training

PROJECT EXPERIENCE:

- Memorial Hospital Design/Build Parking Garage, Hollywood, FL
\$41.8 Million, **570,330 SF, 7-story, 1,381 space infill parking garage** featuring **14,600 SF** of retail and office space and **7,000 SF** of meeting space, all designed and built on a very tight site at an occupied hospital, *Stiles Thornton Joint Venture*
- City of Sunrise City Hall & Parking Garage, Sunrise, FL
\$60 Million, **284,000 SF**, new construction of 5-story City Hall (90,000 SF), **3-story parking garage** (194,000 SF), and amphitheater renovation slated to complete in 2025
- Port Everglades Heron Parking Garage - Port Everglades, Fort Lauderdale, FL
\$118 Million, **950,000 SF, 1800+ space garage** featuring elevated, air-conditioned pedestrian bridge with people mover and roof top solar panels, **ParkSMART Certified**, *Stiles Pirtle Joint Venture*





ROB MCCONNELL, PE

Parking Design Principal

Total Years of Experience: 32



Rob is a managing principal responsible for new parking structure design, parking consulting, and structural engineering. He is well versed in precast concrete, cast-in-place, and steel construction. As garage design, construction, and operating practices have evolved to GBCI's ParkSMART certification standard, Rob has remained a leader in practical, sustainable design for all parking projects.



Left: Ocean Reef Club Village Parking Garage
Above: Orlando Vineland Premium Outlets Parking garage

EDUCATION:

M.S. Civil Engineering (Structures),
Georgia Institute of Technology

PROFESSIONAL CREDENTIALS/ AFFILIATIONS:

Professional Engineer, FL: PE75205, +
22 other states

PROJECT EXPERIENCE:

- Bruce W. Carter Miami VAMC Parking Structure, Miami, FL
The new **parking garage** on the main medical campus the Bruce W. Carter Miami VA Medical center provides a net gain of **500 parking spaces** on 4 levels. The building is capable of vertical expansion up to **1,000 parking spaces**.
- Ocean Reef Club Parking Garage - Associate Village Master Plan and Parking Structure, North Key Largo, FL
Following the Master Planning effort, WGI designed a **411-car parking structure** to accommodate the club's staff and contractors.
- City of Lake Worth Beach Parking Structure Concepts, Lake Worth, FL
WGI developed parking structure concepts for several sites as part of the City's exploration opportunities to create more parking and stimulate development in the historic downtown district.





BENJAMIN SANDS, CPP

Parking Operations and Technology Consultant

Total Years of Experience: 25



Ben is an experienced parking professional with broad experience in parking management, parking site feasibility, new structure design, as-built re-design, parking equipment/technology, commercial, hospital, university, hospitality, valet and event parking services, site underwriting, operations audits as well as general parking operations, logistics and management. He has worked closely with owners, developers, municipalities and operators in multiple markets to develop and/or revitalize many parking operations and locations.

Left: City of Lake Worth Beach Downtown Parking
Above: City of Delray Beach Parking & Curb Management

EDUCATION:

Performance - The Julliard School

PROJECT EXPERIENCE:

- Parking and Curb Management Study, City of Delray Beach, Delray Beach, FL
WGI studied local Curb conditions and parking operations to create a Curb management master Plan for the City. Ben provided onsite field observations, operations and financial analysis to increase efficiency and incorporate new technologies.
- Downtown Parking Study, City of Lake Worth Beach, Lake Worth Beach, FL
WGI studied and provided recommendations for the implementation of paid parking in the City. The study encompassed reviewing parking inventory and occupancy to make recommendations for paid in the downtown area.
- City of Columbia - Parking Rate Study, Columbia, SC
WGI was engaged by the City of Columbia (City) to perform a Parking Rate Study for the purpose of amending the City's 2015 Parking Master Plan (2015 PMP).

ORGANIZATIONAL CHART AND RESUMES

TAB D



**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

ALEX SCHEFFER, P.E., LEED GREEN ASSOCIATE**20% OF TIME DEDICATED TO PROJECT**

ADDRESS: 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-240-3230
EMAIL: alex@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Licensed Professional Engineer with over a decade of land development, permitting, project management and governmental construction experience. Providing expertise in civil engineering, project management, planning, urban design, permitting and construction management to successfully carry out complex projects and programs. Quality-focused, strategic team leader utilizing strong organizational and communication skills to succeed in a demanding and creative environment.

CERTIFICATIONS

FLORIDA BOARD OF PROFESSIONAL ENGINEERS – P.E. LICENSE NUMBER 73802
MARYLAND BOARD OF PROFESSIONAL ENGINEERS NON-ACTIVE – P.E. LICENSE NUMBER 50935
LEED GREEN ASSOCIATE – ID NUMBER 10850250
FDEP STORMWATER, EROSION & SEDIMENTATION CONTROL INSPECTOR – NUMBER 26929

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [[SM+R]] – FORT LAUDERDALE, FL****PRESIDENT (JUNE 2023 - PRESENT)**

- Provides Land Development Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

CRAVEN THOMPSON & ASSOCIATES, INC. – FORT LAUDERDALE, FL**SENIOR SUPERVISING ENGINEER (NOVEMBER 2018 – JUNE 2023)****SENIOR ENGINEER (FEBRUARY 2012 – NOVEMBER 2012)****PROJECT ENGINEER (JUNE 2006 – FEBRUARY 2012)**

- Provided program and project management for major utility infrastructure projects for different municipalities throughout the South Florida region.
- Provided in depth civil engineering design & calculations for a wide range of municipal and private projects including: Paving, Grading & Drainage, Water & Sewer, Erosion Control, and Pavement Marking & Signage.
- Managed engineering interns, CAD operators and clerical staff to prepare civil engineering plans, calculations and documents in order to consistently meet various project deadlines and demands.

ORGANIZATIONAL CHART AND RESUMES

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**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

DAMON RICKS**10% OF TIME DEDICATED TO PROJECT**

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-803-9675
EMAIL: damon@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Experienced in site planning with a background in civil engineering, permitting, project management and site entitlement experience. Providing expertise in civil engineering, project management, planning, urban design, permitting and construction management to successfully carry out complex projects and programs. Quality-focused, strategic team leader utilizing strong organizational and communication skills to succeed in a demanding and creative environment.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [[SM+R]] – FORT LAUDERDALE, FL****PRINCIPAL PARTNER (JUNE 2023 - PRESENT)**

- Provides Land Development Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

TRUTEAM/ TOP BUILD CORP – UPPER MARLBORO, MD**COMMERCIAL BUSINESS DEVELOPMENT (AUGUST 2020 – JULY 2023)**

- Providing support to project development in the Mid-Atlantic region for commercial construction projects including multifamily development segment as well as industrial development projects.
- Organized bids, contracts, submittal packages, construction observation and report.

FLYNN ENGINEERING SERVICES, P.A. – LAUDERDALE BY THE SEA, FL**PROJECT MANAGER/ ENTITLEMENT SPECIALIST (MARCH 1997 – JUNE 2020)****DRAFTER/DESIGNER (FEBRUARY 1995 – FEBRUARY 1997)**

- Provided Land Development Consulting Services for various Clients for various complex land development projects throughout the South Florida region.
- Managed design team including intern engineers, architects, planners for site design and entitlement permitting for various projects with an emphasis in Fort Lauderdale.
- Represented developers for entitlement and permitting for various land development projects.
- Prepared plans, details, specifications related to various land development projects.
- Provided engineering technical support in the field for construction observation and reporting.
- Coordination of sub-consultants for design and development, permitting, and construction phase of various land development projects.

ORGANIZATIONAL CHART AND RESUMES

TAB D



**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01

M. KEITH MOTE**20% OF TIME DEDICATED TO PROJECT**

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-803-9675
EMAIL: keith@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Experienced Civil Engineer in Civil Engineering design, permitting, project management and construction observation. Detail-oriented, structured and extremely experienced and knowledgeable Engineer that can tackle any site-related obstacle to successfully complete complex projects on time and under budget.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [[SM+R]] – FORT LAUDERDALE, FL****ENGINEER / DESIGNER, PRINCIPAL PARTNER (JUNE 2023 - PRESENT)**

- Provides Land Development Civil Engineering Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

THOMPSON & ASSOCIATES – FORT LAUDERDALE, FL**COMMERCIAL BUSINESS DEVELOPMENT (2018 –2020)**

- Civil engineering designer, permitting, and construction inspection for municipal, county, and private development projects.

FLYNN ENGINEERING SERVICES, P.A. – LAUDERDALE BY THE SEA, FL**PROJECT ENGINEER / DESIGNER (1999 – 2017)**

- Provided Civil engineering design, permitting, and construction inspection for municipal, county, educational, and private development projects.

EDUCATION**TRINE UNIVERSITY – ANGOLA, INDIANA****BACHELOR OF SCIENCE – CIVIL ENGINEERING, 1994****GREENVILLE SR. HIGH – GREENVILLE, OHIO**

ORGANIZATIONAL CHART AND RESUMES

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**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

**REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01**

MAURICIO RODRIGUEZ**50% OF TIME DEDICATED TO PROJECT**

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-803-9675
EMAIL: mauricio@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

Experienced bilingual Civil Engineer with extensive professional experience in the planning, design, and execution of residential, commercial and municipal infrastructure projects. Including storm drainage systems, water and sewer networks, and land development. Demonstrating strong proficiency in AutoCAD Civil 3D, hydraulic and hydrologic analysis, and multi-jurisdictional permitting processes.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [SM+R] – FORT LAUDERDALE, FL****PROJECT ENGINEER (MARCH 2024 - PRESENT)**

- Provides Land Development Civil Engineering Consulting Services for various Clients for various complex land development projects throughout the South Florida region.

CORE CONSULTANTS – DENVER, CO**DESIGN ENGINEER (2023 –2024)**

- Lead the design and preparation of construction plans for residential, commercial and municipal development projects.

CRAVEN THOMPSON AND ASSOCIATES, INC – FORT LAUDERDALE, FL**PROJECT ENGINEER (2018 – 2023)**

- Contributed to the design and planning of major storm drainage, water, and sewer infrastructure improvements throughout the South Florida region. Including the development of force mains, lift stations, and septic-to-sewer conversions, while utilizing AutoCAD Civil 3D for calculations, drafting, supporting multi-million-dollar projects from preliminary design through construction documents.
- Performed comprehensive civil engineering design and calculations for diverse municipal and private sector projects, encompassing paving, grading and drainage, water and sewer systems, erosion control measures, and pavement marking and signage plans.
- Reviewed shop drawings and addressed unexpected construction issues on-site by coordinating closely with architects, engineers, contractors, utility providers, and regulatory agencies.

EDUCATION**UNIVERSITY OF FLORIDA – GAINESVILLE, FLORIDA****BACHELOR OF SCIENCE – CIVIL ENGINEERING, 2017**

ORGANIZATIONAL CHART AND RESUMES

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**SCHEFFER
MOTE & RICKS**
CIVIL ENGINEERING & PLANNING

**REQUEST FOR QUALIFICATIONS (RFQ)
DESIGN-BUILD SERVICES (SUB-CONSULTANT)
HARRISON STREET PARKING GARAGE PROJECT
CITY OF HOLLYWOOD RFQ NO.: RFQ-335-25-WV
[SM+R] PROJECT NO.: 25-1001.01**

HEATHER SCHEFFER

ADDRESS : 888 E LAS OLAS BLVD., SUITE 201
FORT LAUDERDALE, FL 33301
PHONE: 954-837-3412
EMAIL: heather@scheffereng.com
WEBSITE: www.smr-engineering.com

**SUMMARY**

A trusted sales and technical advisor with a proven track record of success in solution selling and quality control. Possesses a combination of strong communication, interpersonal, and problem-solving skills, coupled with a genuine commitment to customer success.

PROFESSIONAL EXPERIENCE**SCHEFFER MOTE & RICKS [SM+R] – FORT LAUDERDALE, FL****CHIEF OPERATIONS OFFICER (COO) (2024 - PRESENT)**

- Work fosters customer loyalty and satisfaction, drives business growth, and ensures that technological advancements translate into tangible benefits for firm and clients.

SALSIFY – BOSTON, MA (REMOTE IN FORT LAUDERDALE, FL)**SENIOR SALES ENGINEER (2021 – 2025)**

- Strategic Sales Execution: strong sales acumen to identify opportunities and effectively communicate technical solutions, contributing to ARR.
- Build and Maintain Relationships with client and prospect business and IT team members.
- Cross-functional Relationship Building: partner with AEs, CSMs, Professional Services & Delivery, Partner teams, Product, Retail, etc. to deliver compelling remote and onsite product demonstrations and aid with overall strategy for clients and prospect opportunities.
- Technical Consultation: provide technical guidance to clients and prospects on the integration of Salsify into their technology stack to align with their business objectives and goals.
- Product Expertise: demonstrate in-depth knowledge of products, packaging, partner integrations, etc. Staying abreast of consistent changes related to product offerings to be able to effectively and efficiently relay to peers, cross functional teams, and clients/prospects.
- Solution Design: translate client requirements into a technical win to help drive overall ARR.
- Mentoring: mentor and train new SEs hires as needed.

BEELINE VMS – JACKSONVILLE, FL (REMOTE IN FORT LAUDERDALE, FL)**SENIOR SALES ENGINEER / SALES SUPPORT SPECIALIST (2019 – 2021)**

- In addition to below (Sr. Sales Engineer) responsibilities:
- Act as Team Lead and ensure new feature/functionality is getting into base configuration in a timely manner and working closely with Product teams as needed to understand new functionality and releases.
- Serve as team lead for operational/integration projects with partners such as Coupa, Oracle, and Workday.
- Partner with Marketing and Product Marketing on company marketing efforts including global webinars and campaigns.

ORGANIZATIONAL CHART AND RESUMES

TAB D



RONALD M. JEZERINAC, PE, SE
PRINCIPAL-IN-CHARGE



Ron is an accomplished structural engineer with over 30 years of experience designing, diagnosing, re-purposing, and rehabilitating building structures. He has led some of the most demanding projects - from modest architectural statements to iconic sport's facilities to large-scale, commercial mixed-use projects throughout the United States and the Caribbean. Ron worked for a Miami-based firm where he ascended to president of the company. He performed structural analysis and design, site representation, project management, and project leadership on many large, complex projects. Ron later joined an international engineering firm where he was responsible for the firm's growth in Florida, the Southeast United States, the Caribbean, and Latin America. There, Ron immersed himself in the vast technological resources of the firm, leading demanding projects that involved parametric and generative modeling, integrated modeling services, downstream model delivery, and forensic information modeling.

REPRESENTATIVE EXPERIENCE

REGISTRATIONS

Registered Special Inspector
• Florida #1174

Professional Engineer:

- Florida #53859
- Georgia #32987
- North Carolina #033076
- Illinois #081006292
- New York #084329
- Missouri #2003008799
- Texas #133324
- Ohio #84305
- Kentucky #35032
- Iowa #P26484
- Nebraska #E18567
- Kansas #PE28170
- Pennsylvania #055897E
- Colorado #0063063
- USVI #0633471B

YEARS IN INDUSTRY

33 years

YEARS WITH FIRM

11 years

EDUCATION

Bachelor of Science, Civil Engineering,
Case Western Reserve University

Graduate Studies, Civil Engineering Structural
Curriculum, The Ohio State University

AVAILABILITY
40%

1221 BRICKELL AVENUE EAST GARAGE SCA

Miami, FL

Jezerinac Group provided a Structural Condition Assessment of an existing 9-story concrete parking structure of approximately 75,000 SF total area. The structure consists of Cast in Place Concrete Slab and Beams, which are supported by cast in place concrete columns and shearwalls. This project was completed with out client, Rockhill Management, LLC.

205 DATURA PARKING GARAGE- BEAM DEPTH RETROFIT

West Palm Beach, FL

Jezerinac Group was the Structural Engineer of Record for 205 Datura Parking Garage in West Palm Beach, FL. The project consisted of retrofitting 15-30 beams that frame the speed ramps on the north and south sides. To increase the garage's floor to ceiling height approximately six inches, Jezerinac Group designed the retrofit of approximately 30 beams. This project was completed with our client, Morning Calm Management.

BENJAMIN P. GROGAN AND JERRY L. DOVE FEDERAL BUILDING

Broward County, FL

Jezerinac Group provided Structural Design services for Design-build bridging documents for a new 500,000 SF office building and 500-car parking garage for the General Services Administration. Building skin services were provided for a state-of-the-art faceted curtain wall system. This project was designed for combined effects of blast and high-velocity wind loads. This project was completed.

600 BRICKELL PARKING GARAGE PEER REVIEW

Miami, FL

Jezerinac Group performed Peer Review services as required by the City of Miami for an 11 ½ story, 825 car, roughly 400,000 SF parking garage on an extremely tight downtown site located at 600 Brickell Ave, Miami, FL. The structural system consisted of reinforced concrete columns and shear walls as well as two-way post-tensioned concrete slabs. One- and one-half levels of the garage are subterranean and several of the slabs have large openings that have complicated diaphragm analysis. The project was completed with our client Nova.

CITY OF PORT ST. LUCIE PARKING GARAGE

Port St. Lucie, FL

Jezerinac Group provided Structural Investigation and general consultation services for the Civic Center Parking Garage in Port St. Lucie, FL. The project consisted of a 6-story, 800-car, roughly 292,000 SF parking garage. Upon commencement of Jezerinac Group's services, the structure had recently exhibited concrete spalls that potentially threatened life safety. Our report identified various structural deficiencies and provided recommended repairs and retrofit. The project was completed with our client, the City of Port St. Lucie.



ORGANIZATIONAL CHART AND RESUMES

TAB D



WILLIAM "BILLY" RAIOLA, PE, SE
SENIOR ENGINEER



As a Partner, Billy drives our engineers to deliver and exceed client expectations through economical design, efficacy of constructability, and on-time deliverables. He has worked extensively in the Southeast United States and the Caribbean across numerous sectors. He performs analysis, design, and investigations on many projects encompassing sports facilities, commercial, residential, and municipal work. Most of his projects are located in coastal areas, subject to high-velocity hurricanes and/or damaging seismic events. On every project, Billy applies his extensive knowledge of the Building Code and material properties to produce an excellent design for the client. He is an established Professional Engineer with over a decade of experience in the analysis, design, and constructability of complex buildings, condition assessments, and remediation of existing buildings, along with expertise in the management of design and construction administration.

REPRESENTATIVE EXPERIENCE

REGISTRATIONS

Professional Engineer:

- Florida #80234
- Georgia #038615
- North Carolina #052958
- Arizona #70782

Structural Engineer:

- Georgia #000009

YEARS IN INDUSTRY

17 years

YEARS WITH JG

10 years

EDUCATION

Bachelor of Science Civil Engineering,
University of Florida

Master of Engineering Structural Engineering,
University of Florida

PROFESSIONAL ASSOCIATIONS

- American Society of Civil Engineers
- ASCE Order of the Engineer

AVAILABILITY
40%

MIAMI LAKES AUTOMALL GARAGE II

Miami Lakes, FL

Jezerinac Group is providing Structural Design of a 7 ½ story, 465,000 SF precast prestressed concrete parking garage in Miami Lakes, Florida. Serving as the Structural Engineer of Record, the team is delegating the design of the precast elements and providing the design of the foundations, slabs-on-grade and retaining walls for the structure. Jezerinac Group is also acting as the liaison between the project's architecture team, Stiles Architectural Group, and the precast manufacturer and designer which includes coordination of our foundation design with the delegated engineer's primary structural frame. Jezerinac Group is also significantly involved in the CA phase, reviewing and coordinating subcontractor and delegated engineering submittals. This project is underway with our client, Stiles Architectural Group.

PORT EVERGLADES TERMINAL 4

Fort Lauderdale, FL

Jezerinac Group provided Structural Engineering services and structural steel connection design for a new 485-foot long pedestrian bridge at Port Everglades' new Terminal 4 parking garage. The longest segment of the bridge span is 391 feet. The constructed bridge connects Terminal 4 to the new parking garage. Jezerinac Group worked integrally with the steel fabricator, Engineer of Record, and temporary stability engineer to generate custom bolted connection configurations to minimize weld material cost and erection time. This project was completed under our client, Steel Fabricators, LLC.

VISTA CENTER EXPANSION DESIGN

West Palm Beach, FL

Jezerinac Group is providing structural design services for a new office building and parking garage to expand the county's Vista Center Complex in West Palm Beach, Florida. The new office building will be two-stories, consisting of a total 59,000 SF. The office building will connect to an existing office building via a 90 FT long, conditioned pedestrian bridge and will have a 12,700 SF porte cochere and canopy structure. The parking garage will be a three-story, approximately 343 space, precast concrete structure. This project is underway with our client, Song + Associates, Inc.

CITY OF PSL PARKING GARAGE SCOPING & PRICING

Port St. Lucie

Jezerinac Group evaluated a parking garage located within the Port St. Lucie Civic Center Complex. The scope entailed assessing the damage and providing scoping and pricing documents for the 6-story, 800 car, roughly 280,000 SF parking garage. This project was completed with our client, the City of Port St. Lucie, in 2020.

ORGANIZATIONAL CHART AND RESUMES

TAB D



Robert A. Kamm, P.E.
C.E.O., Principal-In-Charge
Certified Commissioning Agent, CxA
LEED AP BD&C



Professional Engineer - Mechanical



Professional Experience

Mr. Kamm is the founder and C.E.O. of Kamm Consulting, Inc. He has 30+ years of experience in mechanical and electrical engineering and the construction industry. His in-depth knowledge and experience are unique to the engineering profession. He has a diversified background in the engineering and design of complex, highly available facilities. His direct, hands-on work experience in the construction industry gives him a practical perspective of considerable value to clients requiring optimum performance of their facilities investments.

Mr. Kamm has extensive experience in providing facilities analyses of HVAC, electrical, plumbing, and fire protection problems. These analyses include inspection, testing, commissioning, and trouble-shooting all types of mechanical / electrical systems. He has expertise in providing building evaluations and studies for owners/developers during the due diligence period for real estate transactions involving large commercial buildings, and has also served as an expert witness for litigation involving engineering and construction issues.

Mr. Kamm has been directly involved in over 70 LEED Registered projects including LEED for New Construction, LEED LEED for Schools, LEED for Commercial Interiors and LEED for Core & Shell buildings. He has been retained as Commissioning Agent for Fundamental and Enhanced Commissioning as well as Commissioning Agent for commercial buildings. As the LEED Accredited Professional, he has led initial design charrettes with LEED project design teams representing all disciplines as well as providing oversight for all USGBC required documentation for LEED Certification. Mr. Kamm previously served on the Deerfield Beach Housing Authority for 5 years and currently serves as a voting member of the Broward County Board of Rules and Appeals.

Education

9/1977 – 12/1983 - BSME University of Toledo, Toledo, Ohio

Community

Chairman of the Board – Broward County Board of Rules and Appeals

Employment History

1994- Present Kamm Consulting, Inc. - Founder / C.E.O.
 1987-1993 Engineered Computer Environments – Principal-Specialty Design/Build Contractor
 1983-1987 Liebert Corporation – Engineer

Licenses

- Professional Engineer – AL, AR, CO, FL, GA, NC, SC, TN, TX
- State of Florida Building Contractor License
- State of Florida Mechanical Contractor License

Professional Accreditation

- United States Green Building Council LEED® Accredited Professional
 LEED® - Leadership in Energy and Environmental Design
- ACG Commissioning Group – Washington, DC – Certified Commissioning Authority (CxA)



Michael Freire, PE
Director of Electrical Engineering



Professional Experience

Mr. Freire has over 9 years of experience in engineering and the design of electrical systems for commercial and industrial facilities. Mr. Freire's background includes: design of complete electrical distribution systems including emergency and stand-by power generation systems, uninterruptible power systems, conduction 40- year safety inspections and associated reports, site lighting photometric studies, feasibility studies, photovoltaic designs, breaker coordination studies, arc-fault studies and peer reviews. As a senior design professional, he has responsibility for product planning, electrical systems design, coordination with mechanical systems design and construction review.

Education

- 2011 – BSEE, Florida International University, Miami, FL

Employment History

- December 2018- Current: Director of Electrical Engineering – Kamm Consulting, Inc., Boca Raton, FL
- February 2014- December 2018: Electrical Designer – Kamm Consulting, Inc., Boca Raton, FL

Project Experience

Mr. Freire is responsible for Project Quality Control as Director of Electrical Engineering for all projects issued by our firm.

Licenses

Professional Engineer: Florida

ORGANIZATIONAL CHART AND RESUMES

TAB D



Caroline Kamm, PE
Senior Engineer



Professional Experience

Mrs. Kamm has over 5 years of experience in engineering and the design of mechanical, electrical and plumbing systems for high-rise commercial buildings, historic buildings, resorts, casinos, laboratories, residential buildings, convention centers and industrial facilities. Most notably, Mrs. Kamm has designed mechanical systems for Wynn Al Marjan, located in United Arab Emirates and lead lighting and power design efforts for (nine), 5-story office buildings for Microsoft's commercial office campus; modeled underground power distribution and engaged in site power planning in coordination with local utility for Microsoft's campus expansion in Redmond, WA.

Mrs. Kamm is currently licensed in the State of Washington and will soon be licensed in the State of Florida with endorsements for Mechanical and Electrical engineering. She is a certified LEED Green Associate and is a Member of Society of Women Engineers, IEEE and ASHRAE.

Education

- 2018 – BSME, University of Central Florida, Burnett Honors College
- 2018 – BSEE, University of Central Florida, Burnett Honors College
- 2024 – Masters of Business Administration, University of Washington, Foster School of Business

Employment History

- August 2024 – Current: Senior Engineer – Kamm Consulting, Inc, Deerfield Beach, FL
- November 2021 – June 2024: Senior Engineer – Arup, Seattle, WA
- January 2019- October 2021: Project Designer - Electrical Designer – Stantec, Seattle, WA



Diego Vanderbiest

- Name, title, and role on this project:
Diego Vanderbiest, Senior Landscape Architect, lead designer
- Years of experience and years at your current firm:
25 years, 25 years
- Education and licenses:
Bachelor of Landscape Architecture, University of Florida, Professional Landscape Architect #6667355
- Relevant project experience:
Design, Construction Documents, Construction Administration

Emmanuel Hidalgo

- Name, title, and role on this project:
Emmanuel Hidalgo, Design Associate, Project Manager
- Years of experience and years at your current firm:
14 years, 14 years
- Education and licenses:
Bachelor of Landscape Architecture, Florida International University
- Relevant project experience:
Design, Construction Documents, Construction Administration

ORGANIZATIONAL CHART AND RESUMES

TAB D

3.G EXPERIENCE OF STAFF WORKING TOGETHER ON PAST PROJECTS

G


TOYOTA OF HOLLYWOOD GARAGE
 Hollywood, Florida

Same Key Personnel:
 Alejandro Echeverry, Architect
 Jarrod Hess, PM

Relevant Features:
 Parking Garage
 Located in Hollywood
 Repeat Client
 Design Build


GUNTHER VOLVO GARAGE
 Delray Beach, Florida

Same Key Personnel:
 Alejandro Echeverry, Architect
 Mike Finn, Project Exec.

Relevant Features:
 Stiles Architecture
 Parking Garage
 Design Build

★


MEMORIAL REGIONAL HOSPITAL GARAGE
 Hollywood, Florida

Same Key Personnel:
 Ken Miggins, Project Exec.
 Ashlea Murphy, PM
 Eric Pedrick, General Superintendent

Relevant Features:
 Tight Site
 Parking Garage
 Design Build

★

G


PORT EVERGLADES HERON GARAGE
 Fort Lauderdale, Florida

Same Key Personnel:
 Mike Finn, Project Exec.
 Eric Pedrick, General Superintendent

Relevant Features:
 Tight Site
 Municipal Project
 Parking Garage



MEMORIAL REGIONAL HOSPITAL D/B PARKING GARAGE

TAB E: APPROACH TO SCOPE OF WORK

APPROACH TO SCOPE OF WORK

TAB E

1. Describe your design/build approach and philosophy.

Our firms are approaching this project with a true spirit of collaboration. Each team member brings valuable experience, insight, and a strong track record of designing with the client's needs at the forefront. This collective approach is further strengthened by lessons learned across past projects—not only in design, but in the execution of complex builds.

Stiles Construction's integrated design/build services provide a single-source solution for planning, architectural design, and construction. By aligning construction, engineering, and architectural disciplines from the outset, we foster open communication and deliver a more efficient and cohesive outcome for our clients.

The preconstruction phase is critical to the project's success. During this time, Stiles defines the scope of work, performs conflict analysis, organizes project elements, and implements cost control strategies—all to ensure a solid foundation for execution.

From feasibility studies through final occupancy, our design/build team delivers a streamlined, cost-effective approach that emphasizes coordination, accountability, and precision. With decades of experience, Stiles Construction ensures efficient project delivery through proactive planning, collaboration, and communication at every stage.

DESIGN/BUILD ADVANTAGES ALSO INCLUDE:

- Clients are involved and informed, reducing complication through clear communication
- Preliminary cost studies for superior cost control during the preconstruction phase of the project
- Delivery of quality products at maximum cost effectiveness
- Time savings through simultaneously executing design and construction
- Lower costs to the client through early cost evaluation and continuous monitoring
- Stiles performs superior design cost control and formal budget preparation
- Stiles Construction is known for setting industry standards for consistency and premium quality, adhering to deadlines, and exceptional customer service

OVERALL DESIGN & PARKING PHILOSOPHY

We understand that safe and convenient parking is essential to the City of Hollywood, ensuring easy access and enhancing community engagement. Our parking design approach seamlessly blends form, function, and technology to meet the needs of three key stakeholders: parking customers, the city, and the surrounding community. By emphasizing safety, convenience, sustainability, durable materials, aesthetics, and cutting-edge technology, we strive to create a facility that enriches the waterfront experience while fostering economic and cultural vitality.



APPROACH TO SCOPE OF WORK

TAB E

STRUCTURAL ENGINEERING

Several important structural design considerations related to durability and long-term maintenance must be incorporated early in the design. The structure will be collaboratively designed to provide a balance between initial and life-cycle costs. Design features such as excellent drainage, effective joint sealant systems, water repellents, proper concrete and precast reinforcing steel coverage, and selection of finished materials are vital to long-term performance. Coastal parking garages are particularly vulnerable to airborne chlorides from the marine environment. Proper specification of concrete properties and waterproofing systems are important components of the durability design.

To enhance durability, a corrosion inhibitor admixture will be incorporated into all structural precast concrete elements, including columns, tees, beams, spandrels, and concrete wash pours. Additionally, epoxy-coated reinforcing and welded wire fabric will be used in the wash concrete pours. To further protect the structure, vehicular traffic coatings will be applied to all levels of the parking garage.

To ensure an economical and efficient parking garage, structural, architectural, and functional designs must be integrated early. This includes selecting the structural system, incorporating structural elements into the architectural facade, optimizing the grid for efficient parking, standardizing structural details, and choosing materials that align with the construction schedule. Redundancy and resilience are key to design efficiency and long-term durability. Foundation systems will be based on geotechnical recommendations and site investigations to effectively support the structure's load.

As structural codes evolve to account for increased live loads from electric vehicle (EV) parking, we recognize the importance of preparing for future demands. Although the new ASCE 7 updates are expected in 2028 and will be adopted in the Florida Building Code (FBC) in 2029, our garage, scheduled for construction in 2027, will be built to the current code. To ensure structural resilience, we will engage with Authorities Having Jurisdiction (AHJs) on forthcoming code updates and design with conservative load assumptions. We can work with the City on operational adjustments, such as restricting EV truck/SUV parking to the ground level where feasible.

MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION ENGINEERING**Elevator Systems**

The parking garage will feature a minimum of two elevators, compliant with relevant codes and protected from potential flooding. Elevator cabs will be constructed using vandal-resistant materials and have a capacity of 3,500 lbs. Access control measures will allow for the installation of interior surveillance cameras by including necessary conduits, equipment chases, and electrical connections. To enhance resilience in this flood-prone environment, the proposed parking garage will utilize machine-room-less (MRL) traction elevators. This system eliminates the need for a separate machine room by integrating the hoisting machinery within the elevator shaft, reducing space requirements and minimizing vulnerability to flood damage. MRL traction elevators offer superior energy efficiency, smoother operation, and lower long-term maintenance costs compared to hydraulic alternatives. Their design ensures reliable performance while aligning with sustainability and durability goals for the project.

Fire Suppression Systems

The parking garage will be equipped with a comprehensive fire suppression system designed to meet all applicable codes and standards, including NFPA 13: Standard for the Installation of Automatic Sprinkler Systems and NFPA 88A: Standard for Parking Garages. Recent updates to NFPA 13 have reclassified parking garages from Ordinary Hazard Group 1 (~0.15 gpm/ft²) to Ordinary Hazard Group 2 (~0.2 gpm/ft²), reflecting the increased risks associated with modern vehicles and infrastructure. This adjustment ensures the system's capacity aligns with the heightened fire suppression requirements for such facilities.

The preferred system for the garage is a dry standpipe system, which includes Fire Department Connections (FDCs) located on each floor and at exterior points for quick and efficient access during emergencies. Wall-mounted fire extinguishers will also be strategically placed in secure cabinets throughout the facility, ensuring compliance with safety standards and accessibility for first responders and occupants.

Addressing the unique challenges posed by electric vehicle (EV) fires is a critical aspect of fire protection in modern parking structures. Thermal runaway in an EV's high-voltage battery presents significant challenges due to limited direct access to battery cells for first responders. While directly cooling the internal cells is the most effective method, manufacturers do not currently provide access to the hose battery box for this purpose. In practice, firefighting teams typically allow the battery fire to burn itself out, which can take more than 2 hours. During this time, continuously applying water to the fire helps protect the surrounding structure by reducing heat exposure. While this approach extends the burn-out process, it prevents structural damage and minimizes the risk of fire spreading to adjacent vehicles or infrastructure.

Plumbing and Drainage

The garage will feature an internal potable water system with at least two (2) tamper-resistant hose bibs on every level for cleaning and maintenance. A comprehensive interior drainage system will manage stormwater, directing it to the city's stormwater conveyance system.

HVAC Systems

The structure will meet natural ventilation requirements per applicable codes. Utility and elevator rooms, if necessary, may include independent split systems with external compressors.

Electrical Systems

The garage's electrical system will include:

- Sufficiently sized transformers, panels, conduits, and wiring.
- LED lighting fixtures controlled by daylight sensors.
- Sufficient weatherproofed and secured seasonal power outlets shall be provided on the top floor to allow for appropriate holiday decoration installation at the parking garage.
- Coordination with FAA for exterior lighting due to height considerations.
- Four (4) Level-2 electric vehicle charging stations on the first floor. The electrical design includes provisions for up to ten (10) future EV charging stations.
- Two (2) weatherproof duplex receptacles per level will be provided for maintenance measures.

APPROACH TO SCOPE OF WORK

TAB E

DURABILITY & MAINTENANCE

Our designs comply with ACI 362.1R standards, ensuring the structure's longevity with features such as corrosion-resistant materials, proper drainage, and low-maintenance finishes. This approach delivers a facility with a service life of 50-60 years while minimizing the need for costly repairs.

PARKSMART CERTIFICATION

To further align with sustainable development goals, we propose pursuing ParkSMART Certification. This program emphasizes environmentally friendly design, construction, and operation, reinforcing the City of Hollywood's commitment to sustainability.

2. Describe your approach to performing the work. This should include the following points: Your plan for this project outlining major tasks and responsibilities, project time schedule and staff assigned.

The team's approach is divided into several key aspects.

Design is the first task. This begins with design programming and understanding the needs and desires of the City. During this period, the design team, and to an extent, the construction team, will work to develop the desired exterior of the garage, as well as determine the ultimate number of parking spaces. Structural systems will be developed to provide long-term performance and cost efficiency. Technical aspects, such as garage operations, vertical transportation, and the overall look and feel of the exterior, will also be addressed.

Following this, the design will progress through the RFQ-indicated Design Document phases at thirty, sixty, and ninety percent completion. During these phases, the construction team will provide budget updates at each milestone, and engage with critical trades to ensure budget goals are being met.

When developing the project schedule, the team integrates design, procurement, project mobilization, staging, and overall construction into a comprehensive timeline. This schedule is updated weekly, and distributed to all team members monthly, or more frequently if requested. Major milestones within the schedule include:

- Project Design: Six months
- Project Cost Control: Four months, ongoing throughout design
- Permitting: Three to four months
- Procurement: Two months, concurrent with permitting
- Mobilization and Construction: Ten to twelve months

3. Provide information on your firm's current workload and how this project will fit into your workload.

Stiles Architecture, along with the design team members, is currently managing a workload that consists of 65% capacity and is well-positioned for additional commitments. With an anticipated award in the fourth quarter of 2025, this project aligns well with both the current and projected workload for 2026.

Regarding the Stiles Construction team, the remaining workload for 2025 is valued at \$392,800,000. Given the anticipated start of construction in the third or fourth quarter, the projected schedule would comfortably accommodate the team's participation in the delivery of the garage project.

Please refer to the following page for Stiles Construction current workload.



Project Name	Owner	Contract Amount	Estimated Completion Date
Mercedes-Benz Coral Gables Renovation & Expansion PH II	BIJ Coral Gables, LLC	\$18,300,000	07/25
Mercedes-Benz Coral Gables Renovation & Expansion - Phase III	BIJ Coral Gables, LLC	\$11,800,000	07/25
Sky Building	NR Investments, Inc.	\$53,500,000	06/25
Las Olas Marina	Las Olas SMI, LLC	\$30,000,000	06/25
City of Sunrise City Hall and Parking Garage	City of Sunrise	\$63,500,000	06/25
UKG-14 Tenant Improvement	UKG, Inc.	\$11,800,000	05/25
City of Oakland Park Interior Build-out	City of Oakland Park	\$9,400,000	01/26
St. Mark's Episcopal School Science Bldg. Addition Saint Mark's Episcopal Church and School		\$4,700,000	05/25
The Jim Moran Foundation	The Jim Moran Foundation	\$69,000,000	11/25
Pelican Harbor Seabird Station	Pelican Harbor Seabird Station, Inc.	\$9,000,000	02/26
Broward County Judicial Complex Various Renovation Projects**	Broward County	\$60,000,000 Approximately	03/27
6th & Rio Condominiums	Oceanland Investments	\$72,000,000	01/27
Doral Kia	Doral-K, LLC	\$10,600,000	12/25
FAT Village*	Hines	Under Confidentiality Agreement (55% Stiles)	TBD
Champion Porsche Center	Copans Motors, Inc. d/b/a Champion Porsche	\$49,700,000	10/26
Shalimar Boynton Beach	SBB 250 SPE LLC c/o TM Real Estate Group, LLC	\$59,000,000	06/26

* Stiles Hooper Joint Venture

** Stiles Pirtle Joint Venture

APPROACH TO SCOPE OF WORK

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4. Describe firm's demonstrated ability to solve complex project issues.

In order to eliminate or reduce conflicts, our team prides itself on the ability to study a project thoroughly, and apply lessons learned from past experiences. This includes identifying potential design conflicts, material compatibilities, constructability issues, site coordination challenges, and construction sequencing concerns.

Additionally, we have a dedicated, full-time team that focuses on resolving design and construction conflicts through the use of Building Information Modeling (BIM). This process begins in the early stages of design, and continues until all issues and conflicts are resolved on paper, before any construction begins. This emphasis on due diligence helps save both time and money, ensuring a smoother and more cost-effective project delivery.

5. Describe available facilities, technological capabilities and other available resources you offer for the project.

Stiles has selected WGI to be our garage consultant. Their portfolio of similar projects, and in particular Rob McConnell's experience, will be a valuable asset throughout the design, construction, and operational turnover of the City's garage. We will provide our in-house, cutting-edge Virtual Design and Construction (VDC), Building Information Modeling (BIM), and advanced Construction Technology (ConTech) across all project phases to enhance efficiency, accuracy, and collaboration. This includes:

- ◆ **Procore 3D Model Viewer** – A powerful tool within Procore's Project Management suite, allowing real-time 3D visualization for issue tracking, documentation, and seamless team collaboration.
- ◆ **Procore Coordination Issues** – This tool enables our project team to track changes from identification through implementation. Issues are assigned in a pre-RFI stage, escalated as needed, and closed only when implemented in the model—offering a more comprehensive approach than traditional RFIs.
- ◆ **Building Information Modelling (BIM)** – Ensures seamless coordination of Shell, Site, and MEPF systems through constructability and clearance reviews. BIM enhances project efficiency by detecting clashes early, reducing change orders, and optimizing workflows before construction begins.
- ◆ **Robotic Total Station** – A field measurement tool that verifies the accuracy of grid lines, slab edges, and MEP rough-ins. It also assists in 3D scanning and drone target establishment for precise georeferencing.
- ◆ **3D Laser Scanner** – LiDAR technology captures highly accurate existing and as-built conditions, including dimensionality, flatness, and plumbness. Point clouds generated from scans aid in quality control, clash detection, and precise modeling for renovation or retrofit projects.
- ◆ **Site Monitoring Cameras and 360° Photo Documentation** – Provides real-time visual updates and immersive walkthroughs, keeping stakeholders informed throughout the project lifecycle.
- ◆ **Drone Photogrammetry** – Enhances construction oversight by:
 - o Documenting façade inspections and construction progress to detect defects early.
 - o Conducting remote building elevation inspections and facilitating the punch list process safely.
- ◆ **Orthomosaic Mapping** – High-resolution aerial mapping serves as a secondary verification tool to monitor progress and confirm key building element placements.

Additionally, our team has a unique differentiator in having an in-house Property Management group. This group has managed numerous garages and will provide feedback on maintenance, life-cycle costs, and end-user experiences, which will be reflected in our collaborative design effort with the City of Hollywood.



6. Proposed scheduling methodology (timeline) for effectively managing and executing the work in the optimum time.

From an effective project scheduling aspect, it is crucial that the design and construction teams work together to ensure cost-effective and available materials are incorporated into the project design. This is the first step in reducing overall construction time by confirming that materials are available for on-time installation. We have found that early release of subcontractors assists with shop drawings, production, and delivery of materials. Throughout the duration of construction, from mobilization through project turnover, the schedule is updated weekly. This also includes a four-week lookahead that focuses on the detailed activities of the project.

7. Describe your firm's means and methods to minimally impact the residents and City operations during construction.

Our team has extensive experience building on tight sites, in dense urban environments, and along busy traffic corridors. We will approach the Harrison Garage project with the same sensitivity to neighboring businesses and residents, to mitigate disruptions. We will implement a plan to minimize the impact to pedestrian traffic, by rerouting pedestrians while the structure is underway. Once topped off, the adjacent sidewalks would be reopened, with overhead protection if needed.

Vehicle traffic will be minimally affected until the eastern portion of the garage is constructed. During this time, traffic would have to be rerouted from 17th Avenue, to allow for the crane to be removed from the project. We anticipate that this entire operation will be no more than four weeks.

8. Describe the firm's plans to store all of its equipment and materials to minimally impact business operations, residents, and the public at large.

When working in downtown or urban settings, our team coordinates deliveries during early morning hours. This reduces the impact on traffic surrounding the project. In addition, we implement a just-in-time delivery system for materials. This allows for immediate installation and lessens the need to store materials on site.

Once available the ground and upper levels of the garage will be used to store materials, reducing the number of deliveries and minimizing the impact on local traffic, businesses, and residences.

9. Describe your company's resources and capabilities with respect to scheduling (specific computer programs), cost control and reporting quality control, shop drawing management, Request for Information (RFI) control and routing, on site safety, value engineering, and coordination with the A/E and the City. Describe any Software your company uses to facilitate control and management operations.

The project team will be supported by our dedicated scheduling specialists, who are instrumental in developing and maintaining milestones, critical path schedules, and lookahead planning. Their involvement begins at the design phase and continues through closeout and turnover. We utilize Primavera P6 software for schedule control, ensuring transparency, accuracy, and real-time updates throughout the project lifecycle.

Financial and document controls are critical to project success. To ensure the entire team operates from the most current set of documents, we utilize Procore, a web-based project management platform. Stiles has been using Procore for over ten years and considers it the leading software for construction document management and financial oversight.

Procore provides seamless, 24/7 access to project information for Ownership, the Design Team, and all subcontractors, promoting collaboration and accountability.



APPROACH TO SCOPE OF WORK

TAB E

10. Describe your firm's historical experience in meeting project goals with respect to cost control and time of delivery.

Projects often fail due to a lack of financial and document control. Stiles initiates the cost control process early, beginning during the initial design and pricing phases. Subcontractors are engaged to review the drawings and contribute information needed not only to complete the documents, but also to ensure that all costs associated with their scope are accurately captured in the Guaranteed Maximum Price (GMP).

To further eliminate scope gaps, significant time is invested in developing detailed scopes of work within each subcontract. These scopes clearly define the subcontractor's responsibilities and include discussions around work durations, which help reduce the risk of schedule delays.

11. Describe firm's cost management plan during design and construction.

Stiles understands that successful projects demand rigorous financial oversight from the outset. Recognizing that projects often fail due to lack of financial and document control, Stiles initiates the cost management process early, beginning during the conceptual design phase. Subcontractors are engaged at the initial pricing stage to thoroughly review drawings and contribute to design development. This not only improves constructability and completeness of the documents, but ensures that all cost-driving elements related to their scopes are identified and captured in the Guaranteed Maximum Price (GMP).

Stiles' preconstruction team collaborates with the design team and subcontractors to develop accurate, all-inclusive scopes of work. This process includes detailed scope alignment meetings and early involvement in value engineering and materials selection. These efforts eliminate scope gaps and minimize change orders, which supports both cost control and schedule adherence. Each subcontract agreement is developed with precise task responsibilities and work durations, which are evaluated for constructability and coordinated for sequencing.

During construction, cost control is maintained through Stiles' integrated project management system. This system provides real-time tracking of costs against budget, monitors committed versus projected expenditures, and evaluates change order impacts. Monthly cost reports, subcontractor invoice validation, and contingency tracking ensure transparency and accountability throughout the construction phase.

12. Describe firm's approach for competitively administering and evaluating bid packages**PRECONSTRUCTION APPROACH**

At Stiles Construction, we take pride in having one of Florida's top preconstruction teams. Our detail-driven approach ensures every project maximizes value for our clients. Investing in preconstruction is essential to mitigating scope, scheduling, and phasing challenges before construction begins. With a proven track record of delivering projects on time, within budget, and to the highest quality standards, we bring this expertise to every project.

Engaging Stiles early in the design process allows us to apply our expertise to help clients make informed design decisions, control costs, and prevent issues before they arise. Through collaboration with third-party experts and our in-house teams, we refine designs to ensure they meet budgetary requirements and align with long-term functionality.



APPROACH TO SCOPE OF WORK

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Leveraging over seven decades of experience, Stiles works closely with industry experts and design professionals to conduct critical QA/QC reviews during preconstruction. We provide clients with support through third-party resources, including:

- Architectural Design Peer Reviews
- Structural Design Peer Reviews
- Mechanical Design Peer Reviews
- Waterproofing/Envelope Consulting
- Subcontractor and Industry Specialist Design Reviews

Risk Mitigation & Quality Assurance

By integrating lessons learned from previous projects, we identify and prevent potential warranty concerns before construction begins. Through careful subcontractor selection, thorough bid evaluations, and early identification of project challenges, we minimize risks and position every project for a seamless and successful execution.

Below is an overview of our preconstruction process.

Comprehensive Document Review

A thorough understanding of bid documents is the foundation for ensuring accurate project valuation. Our Preconstruction Managers identify and resolve gray areas, conflicts, and omissions, ensuring subcontractors receive clear, complete bid instructions. Using OnScreen Take-Off, we verify quantities and quoted values to confirm alignment with design intent and scope. A Subcontractor Bid Comparison provides a detailed analysis of bidders, pricing, and selection recommendations, supported by subcontractor performance records in Procore.

Key Processes in Preconstruction

Subcontractor Partner Identification

Selecting the right subcontractors for conceptual estimates is critical. We rely on our extensive experience and relationships to choose partners capable of envisioning the project's completed state, even with preliminary information.

Scope Definition and Verification

Our Preconstruction team collaborates with the design team and Owner to quantify the project, conduct plan reviews, and coordinate single-trade meetings with subcontractors. Through BIM/VDC insights and operational collaboration, we develop a holistic understanding of the project.

Key steps include:

- **Subcontractor Pre-Selection:** Leveraging Stiles' 70+ years of industry relationships to secure competitive pricing and the right team for the project.
- **Subcontractor Vetting:** Conducting reference checks, workload reviews, site visits, and inspections to ensure quality and responsibility.
- **Plan Distribution:** Using SmartBid for efficient, real-time planning and communication management with subcontractors.

Project Quantification and Validation

Through detailed quantity take-offs and BIM model analysis, we ensure subcontractor estimates are accurate, comprehensive, and aligned with project requirements.



APPROACH TO SCOPE OF WORK

TAB E

BIM/VDC Collaboration

Our BIM/VDC team uses clash detection and model overlays to resolve design conflicts, refine construction plans, and guide subcontractor bidding.

Bid Management and Evaluation**Trade Summaries and Scope Sheets**

We create trade-specific summaries to communicate project requirements, highlight potential risks, and include value engineering suggestions. These documents ensure clarity and enable accurate, apples-to-apples bid comparisons.

Bid Tabulations and Comparisons

Subcontractor bids are organized into matrices that highlight completeness, missing scope, and risks. This allows us to address concerns pro-actively and provide comprehensive recommendations to the Owner.

Comprehensive Estimate Review

We bring together the Preconstruction and Operations teams for detailed estimate reviews, ensuring all trade costs, clarifications, exclusions, allowances, and alternates are thoroughly vetted.

Line Item Breakdown (LIB) and Schedule of Values (SOV)

The LIB is structured by CSI division and forms the baseline for the final SOV, detailing all project costs, including general conditions, fees, and contingencies.

Clarifications, Exclusions, Allowances, and Alternates

This document accompanies the LIB/SOV to outline assumptions, allowances for incomplete designs, and alternates for cost analysis and decision-making.

Alternate Tracking and Value Analysis

We provide a detailed Alternate Tracking Worksheet to guide cost-saving decisions, along with analyses comparing first costs to life-cycle costs to align with budgetary goals.

Final Deliverable: Cost Estimate

The result of this meticulous process is a cost estimate supported by clear documentation, risk mitigation strategies, and cost transparency.

Stiles Construction is committed to delivering an exceptional preconstruction experience on all its projects, ensuring each project is positioned for success before breaking ground.

13. Describe firm's design and construction quality assurance program and plan.

The design team quality assurance plan uses a series of drawing overlays to look for conflicts and missed items. This, along with the Building Information Modeling (BIM) efforts provided by the construction group further provides for complete documents. The construction team will also be involved in the overview to ensure that the drawings are complete in design and scope. Alejandro needs to add to/change as well.

The following pages will provide the comprehensive Quality Control and Quality Assurance Program that Stiles Construction has refined over decades of experience, ensuring excellence in every project phase—from preconstruction to final delivery. By implementing this rigorous oversight, industry best practices, and advanced technologies, we enhance efficiency, mitigate risks, and guarantee long-term durability.



APPROACH TO SCOPE OF WORK

TAB E

Quality at Stiles goes beyond construction; it's a philosophy of collaboration and accountability. We align developers, owners, designers, subcontractors, and vendors under a shared vision, fostering proactive problem-solving and seamless execution. As both an owner and developer, we prioritize long-term performance, operational efficiency, and cost-effectiveness. Our commitment to schedule adherence, budget integrity, and superior craftsmanship ensures every project is delivered on time, within budget, and to the highest standards.

At Stiles, quality is not just a goal—it is a fundamental principle that defines how we build, innovate, and deliver value to our clients and communities.

A COLLABORATIVE APPROACH TO EXCELLENCE

Our company culture promotes collaboration and inclusivity among all stakeholders, encouraging continuous communication to drive the process forward. **Our QA/QC program governs the entire project life cycle, from preconstruction through construction and closeout, and extends into the warranty period to ensure that end-users are well-equipped to maintain their facilities.**

Our Quality Assurance and Quality Control (QA/QC) program is the foundation of our commitment to excellence. This proactive approach begins well before construction starts—often before design is finalized—and extends through construction, closeout, and beyond. Even after project turnover, we continue to support end-users throughout the warranty period, ensuring they have the necessary resources for long-term facility maintenance and operation. Our team provides ongoing guidance and troubleshooting, helping to address operational challenges and ensure optimal performance.

Achieving this level of excellence requires strong collaboration across all disciplines. Our preconstruction and operations teams work closely with designers, subcontractors, suppliers, vendors, developers, and end-users, ensuring that every project is delivered with efficiency, durability, and long-term functionality.

STRATEGIC PARTNERING & COMMUNICATION

From the outset, our QA/QC program fosters proactive collaboration. Partnering sessions at the start of each project, often facilitated by a third-party, bring together all participants to establish common goals and create a shared vision of success.

This shared vision serves as a clear roadmap for maintaining quality, efficiency, and timely delivery, reinforcing a culture of collaboration, accountability, and excellence throughout the project lifecycle.

QA/QC PROGRAM

Our QA/QC Plan outlines the strategies for implementing and executing quality assurance and control activities effectively. It details the scope, milestones, budget assumptions, dependencies, risks, participants, procedures, and deliverables necessary to meet quality standards. These elements are integrated into project scheduling, quality control, deliverables management, cost budgeting, and safety planning.

During construction, Stiles executes the QA/QC plan by performing pre-task planning for every definable feature of work. This involves reviewing installation, testing, inspection, and documentation requirements. Experienced site personnel provide oversight to ensure successful execution of all project functions.



Stiles consistently goes beyond industry standards through several key strategies:

- **Constructability Reviews:** Utilizing well-developed checklists, we ensure the production of coordinated and constructible documents, avoiding unwanted change orders.
- **Subcontractor Prequalification:** We conduct extensive surveys to select the most qualified subcontractors, ensuring the best team for each category of work.
- **Development of Bid Packages:** Attention to detail and precise scopes of work result in well-coordinated subcontractor bid packages, minimizing scope gaps and overlaps, saving costs.
- **Commissioning Plans:** Preconstruction commissioning plans for major systems, such as mechanical, electrical, and special finishes, are implemented during construction.
- **Thorough Submittal Reviews:** We verify compatibility, dimensions, and adherence to specifications, ensuring that materials meet quality standards.
- **Routine Inspections of Materials:** All delivered materials are inspected against approved submittals, documented, and corrected for any non-conformance immediately. Inspections also ensure sustainability practices are maintained.
- **Inspections and Checklists:** Daily inspections of work-in-place prevent issues from being covered up. Deficiencies are logged and promptly resolved, with inspection reports archived electronically.
- **Pre-task Planning and Work Permits:** We coordinate with facility operations to ensure hot work permits and shutdowns are aligned with the project plan.

This comprehensive approach ensures that every aspect of the project is monitored, verified, and executed to the highest standards, leading to successful project delivery.

14. Describe firm's close-out plan.

At Stiles Construction, the post-construction phase is meticulously planned to ensure a seamless transition from construction completion to owner occupancy and warranty management. This phase emphasizes accuracy, accountability, and client satisfaction through detailed documentation, efficient punch list management, and comprehensive support during the warranty period.

As-Built Documentation

We provide accurate 3D as-built drawings and documentation that reflect any changes made during construction. These records serve as a reliable reference for the Owner's future use, ensuring transparency and accessibility for facility management.

Report Systems and Close-out Process - Streamlined Close-Out Techniques

We use a Project Close-Out Log to track and verify that all required documentation, including close-out manuals, end-user training materials, certifications, warranties, and as-built records, are submitted by subcontractors and suppliers. This log also ensures that agency and owner-required certifications and tests for occupancy and final completion are secured.

Punch List Management

- **Pre-Punch Walkthroughs:** Our team conducts pre-punch walkthroughs to resolve potential issues before formal walkthroughs with the owner and design team, significantly reducing punch list completion time.
- **Technology Integration:** We utilize advanced software with real-time punch list tracking. Each item is described with its location, assigned subcontractor, and current status. Bar code technology allows instant progress updates, ensuring transparency and accountability.



APPROACH TO SCOPE OF WORK

TAB E

Owner Close-Out Packages

A comprehensive close-out package is provided, including:

- Maintenance manuals, product data, as-builts, and final surveys
- Test reports, certifications, and warranties
- Certificate of occupancy
- BIM models and historical project photos

End-User Training

We conduct facilities training sessions for end-users on building components and systems.

- Training schedules are pre-determined and videotaped for future reference.
- Documentation is included in the close-out package.

Warranty Protocols

A warranty binder, in both digital and hard copy formats, is compiled and includes:

- Subcontractor and vendor contact information
- Step-by-step procedures for issue resolution
- A tracking system for warranty issues, noting discovery, responsible parties, and resolution dates

Permit Closure

- A permit matrix is created to track closure progress.
- We engage AHJs (Authorities Having Jurisdiction) and subcontractors to identify and resolve outstanding issues, ensuring timely permit closure.

Final Delivery and Warranty Period

Stiles recognizes the importance of delivering a fully operational and maintainable facility. With our extensive experience as both builders and building operators, we prioritize the needs of owners and end-users through the following initiatives:

1. **Comprehensive Final Delivery Plan:** Months prior to substantial completion, we engage the client's facilities management team to ensure readiness for hand over.
2. **Warranty Binder Overview:** Meetings are scheduled to review the binder, which includes detailed protocols, vendor contact information, warranties, and maintenance guidelines.
3. **Warranty Support:**
 - o Stiles remains the client's point of contact for unresolved issues.
 - o Our warranty department, led by Vice President Ian Schwartz, is dedicated to efficiently managing claims and vendor responsiveness.

Ongoing Support

Throughout the warranty period, Stiles maintains close communication with clients to ensure smooth operations. We foster a cooperative atmosphere, providing:

- Proactive issue resolution and relationship management with vendors
- Regular check-ins to maximize the benefits of our services
- Continued access to our warranty team for prompt and effective support

By meticulously managing the post-construction phase, Stiles delivers not just a completed project but a lasting partnership that supports clients well beyond final delivery.



APPROACH TO SCOPE OF WORK

TAB E

15. Provide an overview of your understanding of the City's vulnerability to the effects of climate change and sea level rise and your goal to address resiliency through projects assigned to your firm.

The Stiles team recognizes that the City of Hollywood, like many South Florida coastal communities, is increasingly vulnerable to the effects of climate change, including sea level rise, higher storm surges, and more frequent extreme weather events. Our team has extensive experience delivering projects in similar coastal environments, where these challenges are not only anticipated but proactively addressed throughout the design and construction process.

Our understanding of resiliency begins with a comprehensive site and environmental analysis to identify long-term risks. We incorporate design strategies such as raised finished floor elevations and foundations, and ground-level systems designed to remain operational or recover quickly after storm events. We also specify materials and systems resistant to saltwater intrusion and moisture infiltration, including the use of specialized concrete additives, corrosion-resistant finishes, and waterproofing systems.

Our design solutions focus on diverting or mitigating the impact of rising waters and hurricane force winds through thoughtful building orientation, drainage planning, and the strategic use of durable building systems. These design approaches are guided by current codes and forecasting models, as well as our firm's direct experience designing resilient structures across South Florida.

Resiliency is not a one size fits all solution. Each site demands a context sensitive approach that balances durability, cost effectiveness, and long-term environmental performance. Our goal is to provide the City with parking structures and public infrastructure that remain safe, functional, and adaptable, even under worsening climate conditions.





NOVA SOUTHEASTERN UNIVERSITY JOINT USE PARKING GARAGE

**TAB F: KNOWLEDGE OF SITE AND
LOCAL CONDITIONS**

KNOWLEDGE OF SITE AND LOCAL CONDITIONS

TAB F

1. Design-builder must demonstrate experience working in local areas affected by low elevation lines, points as well as areas prone to hurricanes wind forces.

The Stiles team has completed numerous projects where both the design and construction proactively address rising water levels and the effects of hurricanes. This includes the implementation of raised foundations and elevated ground floor slabs, as well as the use of materials that are resistant to salt intrusion, such as concrete with specialized additives, and systems that are designed to better withstand or divert the impact of rising water and extreme winds.

2. Knowledge of local subcontractors and suppliers, capable of supplying quality workmanship and materials.

With over 74 years of experience in the South Florida market, Stiles has built strong, long-standing relationships with local subcontractors and suppliers known for delivering quality workmanship and materials. These partnerships have not only contributed to Stiles' continued growth and market insight but have also elevated the capabilities of our subcontractors—enhancing the quality of work and expanding access to a broader range of systems and products.

Stiles consistently leverages these relationships to deliver innovative, cost-effective solutions while maintaining strict adherence to schedule and budget. We also actively promote collaboration and diversity within the local market by hosting matchmaking events that connect prime contractors with local and minority-owned subcontractors across trades.

3. Knowledge of local permitting agencies, procedures, testing protocols.

With decades of experience in Broward County and the City of Hollywood, Stiles has deep familiarity with local building departments and regulatory agencies, allowing for an efficient permitting process and smooth delivery.

4. Experience working on projects with complex logistical challenges including a downtown setting, constrained site, public safety, and other safety considerations.

From past experience in urban settings, Stiles has successfully completed numerous projects in downtown locations in Miami, Ft. Lauderdale and Hollywood. One project in Hollywood was the Hollywood Circle development on the north side of Young's Circle. In all of these projects, the first item addressed was pedestrian traffic. Determinations were made to protect pedestrians with isolated walkways, alternate sidewalks or protected walkways to insure that the pedestrians had a safe means to travel. This also included the use of flagmen to insure safe crossings for all.

With respect to vehicle traffic, the roadways around all projects indicate clear traffic directions and if required flagmen to again assist. The need to reduce construction traffic is also very important. By bringing deliveries to the project before heavy traffic flows and prior to evening rush hours, the effect on area is traffic minimized. Through our experience we also insist that and have adopted the "On Time" approach to deliveries. When there is limited or no laydown and material staging available on the project, the "On time" approach allows for controlled deliveries and installation.

All of these practices lead to safer projects for both the surrounding area and the workers on site. Additionally, the use of covered walkways, netting and controlled access enhance the safety needs for all projects.





CORAL SPRINGS AUTO MALL & PARKING GARAGE

REFERENCES

TAB G

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV

Reference for: Stiles Construction

Organization/Firm Name providing reference:

Champion Motors Inc

Organization/Firm Contact

Name:

Mike Peters, Jr.

Email:

mike@champion-porsche.com

Name of Referenced Project:

Champion Porsche

Date Services were provided:

4/28/2025 - Current

Title: General Manager

Phone: 954-946-4020

Contract No:

Project

Amount: \$16,000,000

Referenced Vendor's role in Project:

☒ Prime Vendor☐ Subcontractor/
Subconsultant

Would you use the Vendor again?

☒ Yes☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):

A four-story, 125,000 SF concrete precast structure designed to accommodate 378 Porsche storage spaces, featuring exposed and painted precast spandrels and columns on the exterior façade, with premanufactured aluminum façade screen systems on the South, North, and East elevations; the fourth level includes aluminum metal canopies over parking spaces, and the facility is equipped with EV charging stations throughout.

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****

Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:		Title:			
	Department:		Date:			



CHAMPION PORSCHE GARAGE

Pompano Beach, Florida



Firm's Involvement: Built by Stiles Construction

Contract Value: \$16,000,000 | **Size:** 125,000 SF

Completion Date: In progress

Client Contact Information:

Mike Peters, Jr.

Champion Motors Inc., General Manager

954-946-4020

mike@champion-porsche.com

Scope:

A four-story concrete precast structure totaling **125,000 square feet**, providing **378 parking spaces** designated for Porsche storage. The exterior façade features exposed, painted precast spandrels and columns, with premanufactured aluminum façade screen systems installed on the south, north, and east elevations. The fourth level includes aluminum metal canopies over the parking spaces, and the facility is equipped with **electric vehicle (EV) charging stations** throughout.

REFERENCES

TAB G

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
Reference for: Stiles Construction

Organization/Firm Name providing reference: Broward County Port Everglades Seaport Engineering & Construction
Organization/Firm Contact Name: John C. Foglesong P.E.
Email: jfoglesong@broward.org
Name of Referenced Project: Port Everglades Heron Garage
Date Services were provided: 4/08/2019 - 3/29/2021

Title: Director
Phone: 954-468-0143
Contract No: PNC2114824P1
Project Amount: \$118,000,000

Referenced Vendor's role in Project:
☐ Prime Vendor
☒ Subcontractor/ Subconsultant

Would you use the Vendor again?
☒ Yes
☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):

As part of the Stiles-Pirtle Joint Venture, Stiles served as part of the Construction Management team for the development of a 1,000,000 SF cruise terminal parking garage at Port Everglades. The facility includes over 1,800 parking spaces and was designed to support future expansion and increased passenger volumes.

The project was delivered for Port Everglades and completed in March 2021, playing a critical role in enhancing the port's operational capacity and guest experience

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

****THIS SECTION FOR CITY USE ONLY****

Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:		Title:			
	Department:		Date:			



PORT EVERGLADES HERON GARAGE

Fort Lauderdale, Florida



Firm's Involvement: CM

Contract Value: \$118,000,000 | **Size:** 1,000,000 SF

Completion Date: March 2021

Client Contact Information:

Broward County Port Everglades Seaport

Engineering & Construction

John C. Foglesong, Director

Tel. 954-468-0143

jfogelsong@broward.org

Scope:

As part of the Stiles Pirtle Joint Venture, this new Cruise Terminal Garage features **1800+ spaces**. Critical to future growth and expansion of the Port and Convention Center area, this project features 2 moving walkways in an air-conditioned pedestrian bridge that is elevated 50' in the air and solar arrays located on the top deck to reduce power consumption. Construction was carefully phased and maintenance of traffic closely coordinated on this **very tight site** to mitigate disruptions to cargo ships, cruise ships, and their passengers, and the neighboring convention center, which all remained operational throughout the project. The phased work on this very tight site was completed in March 2021.

REFERENCES

TAB G

VENDOR REFERENCE FORM

City of Hollywood Solicitation #: RFQ-335-25-WV
 Reference for: Stiles Construction

Organization/Firm Name providing reference: Hodgen Construction, LLC
 Organization/Firm Contact Name: John Dagrosa
 Email: john@hodgenconstruction.com
 Name of Referenced Project: Miami Lakes Automall
 Date Services were provided: 11-30-2020 - 12-22-2021

Title: Managing Partner
 Phone: 954-868-1515
 Contract No: Not Applicable
 Project Amount: \$16 Million

Referenced Vendor's role in Project: ☒ Prime Vendor ☐ Subcontractor/
 Subconsultant
 Would you use the Vendor again? ☒ Yes ☐ No. Please specify in additional comments

Description of services provided by Vendor (provide additional sheet if necessary):

Miami Lakes Automall Garage 503,000 SF, 6-story garage at an existing dealership with 1,250 car spaces.

Designed by Stiles Architectural Group and built by Stiles Construction.

Please rate your experience with the Vendor	Need Improvement	Satisfactory	Excellent	Not Applicable
Vendor's Quality of Service				
a. Responsive	☐	☐	☒	☐
b. Accuracy	☐	☐	☒	☐
c. Deliverables	☐	☐	☒	☐
Vendor's Organization:				
a. Staff expertise	☐	☐	☒	☐
b. Professionalism	☐	☐	☒	☐
c. Staff turnover	☐	☐	☒	☐
Timeliness/Cost Control of:				
a. Project	☐	☐	☒	☐
b. Deliverables	☐	☐	☒	☐

Additional Comments (provide additional sheet if necessary):

Very cooperative general contractor.

****THIS SECTION FOR CITY USE ONLY****

Verified via:	Email:	☐	Verbal:	☐	Mail:	☐
Verified by:	Name:				Title:	
	Department:				Date:	



MIAMI LAKES AUTOMALL GARAGE

Miami Lakes, Florida



Firm's Involvement: Designed by Stiles Architectural and built by Stiles Construction

Contract Value: \$16,000,000 | **Size:** 503,000 SF

Completion Date: December 2021

Client Contact Information:

Hodgen Construction, LLC

John DaGrosa

Tel. 954-868-1515

john@hodgenconstruction.com

Scope:

This project included a 503,000 SF, 6-story garage at an existing dealership with 1,250 car spaces. **Designed by Stiles Architectural Group and built by Stiles Construction.**



MIAMI LAKES AUTOMALL GARAGE

SUBCONSULTANTS INFORMATION

TAB H



SUBCONSULTANTS LICENSES - WGI

1. Basic Company Information **ROLE: PARKING CONSULTANT**

- a. **WGI, Inc.**
- b. 2035 Vista Parkway, West Palm Beach, FL 33411
- c. telephone: 980-242-4370 | fax: not applicable
- d. Email address: Rob.McConnell@wginc.com
- e. Primary Contact: Rob McConnell, PE, SE, LEED Green Associate

2. Years in Business:

Years in Business: Over 50 years

3. Licenses:

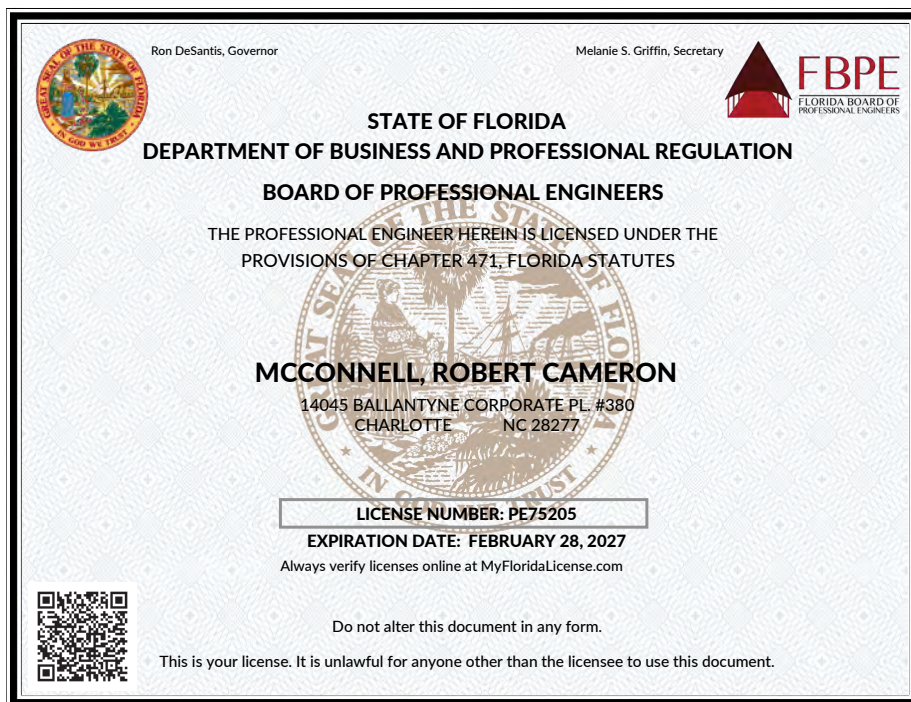
WGI is a State of Florida licensed Engineering Firm, compliant with Chapter 287.055(2)(h)(2), Florida Statutes.

Copy of license attached.

4. Subconsultant is licensed under Florida Statutes 489 and provide proof with submission.

WGI is providing professional engineering services and is not performing work that requires licensure under Florida Statutes Chapter 489.

5. Professional Licenses and Certifications



4/10/25, 7:11 PM

DBPR - WGI, INC., Engineering Business Registry

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

dbpr Department of Business & Professional Regulation

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- Verify a License
- View Food & Lodging Inspections
- File a Complaint
- Continuing Education Course Search
- View Application Status
- Find Exam Information
- Unlicensed Activity Search
- AB&T Delinquent Invoice & Activity List Search

LICENSEE DETAILS 8:11:19 PM 4/10/2025

Licensee Information

Name:	WGI, INC. (Primary Name)
Main Address:	2035 VISTA PARKWAY WEST PALM BEACH Florida 33411
County:	PALM BEACH

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	33574
Status:	Current
Licensure Date:	10/24/2019
Expires:	

Special Qualifications

Qualification Effective

Alternate Names

View Related License Information
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2601 Blair Stone Road, Tallahassee FL 32399 : Email: [Customer Contact Center](#) : Customer Contact Center: 850.487.1395
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<https://www.myfloridalicense.com/LicenseDetail.asp?SID=64d6CDB253A15700C8688C2999D305F7C2B0>

1/2





SUBCONSULTANTS LICENSES - WGI

FLORIDA CERTIFICATE OF STATUS

State of Florida Department of State

I certify from the records of this office that WGI, INC. is a corporation organized under the laws of the State of Florida, filed on July 12, 1991.

The document number of this corporation is S66593.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 3, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Third day of January, 2025*




Secretary of State

Tracking Number: 8378138371CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

SUBCONSULTANTS INFORMATION

TAB H

SUBCONSULTANTS LICENSES - SCHEFFER

1. Basic Company Information **ROLE: CIVIL ENGINEERING & PLANNING**

- Scheffer Engineering, LLC doing business as (DBA) Scheffer Mote & Ricks**
- 888 East Las Olas Boulevard, Suite 201, Fort Lauderdale, FL 33301
- telephone: 954.240.3230 | fax: not applicable
- Email address: alex@scheffereng.com
- Primary Contact: Alexander D. Scheffer, P.E., LEED Green Associate - President

2. Years in Business:

Years in Business: 2 years

3. Licenses:

Scheffer Mote & Ricks is a State of Florida licensed Engineering Firm, compliant with Chapter 287.055(2)(h)(2), Florida Statutes.

Copy of license attached.

4. Subconsultant is licensed under Florida Statutes 489 and provide proof with submission.

Not applicable. Scheffer Mote & Ricks is a professional engineering firm and does not perform construction work requiring license under Florida Statutes Chapter 489, which governs contractors. The firm's role on this project is limited to design and engineering services.

5. Professional Licenses and Certifications



2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L23000238630

Entity Name: SCHEFFER ENGINEERING, LLC

Current Principal Place of Business:

888 E LAS OLAS BLVD.
SUITE 201
FORT LAUDERDALE, FL 33301

Current Mailing Address:

888 E LAS OLAS BLVD.
SUITE 201
FORT LAUDERDALE, FL 33301 US

FEI Number: 93-1399214

Name and Address of Current Registered Agent:

SCHEFFER, ALEXANDER D
888 E LAS OLAS BLVD.
SUITE 201
FORT LAUDERDALE, FL 33301 US

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	VP
PRES	
Name	SCHEFFER, ALEXANDER D
Name	SCHEFFER, HEATHER W
Address	888 E LAS OLAS BLVD. SUITE 201
Address	888 E LAS OLAS BLVD. SUITE 201
City-State-Zip:	FORT LAUDERDALE FL 33301
City-State-Zip:	FORT LAUDERDALE FL 33301

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 885, Florida Statutes, and that my name appears above, or in an attachment with all other the employees.

SIGNATURE: ALEXANDER D SCHEFFER

PRES

03/09/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date



SUBCONSULTANTS INFORMATION

TAB H

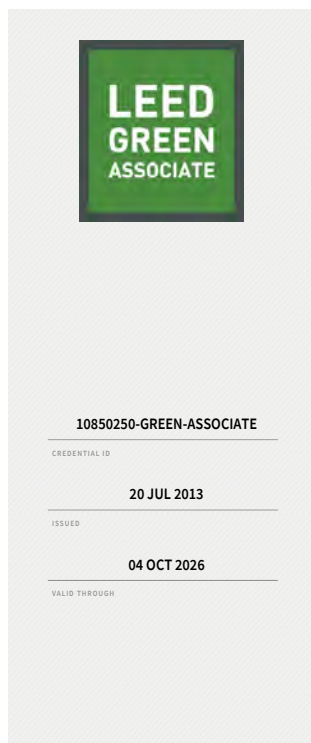
SUBCONSULTANTS LICENSES - SCHEFFER



FDEP QUALIFIED



LEED GA CERTIFICATE



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Alexander Scheffer

HAS ATTAINED THE DESIGNATION OF

LEED® Green Associate™

by demonstrating the knowledge and understanding of
green building practices and principles needed to
support the use of the LEED green building program.

PETER TEMPLETON
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.

SUBCONSULTANTS LICENSES - JEZERINAC GROUP



1. Basic Company Information **ROLE: STRUCTURAL ENGINEERING**

- Jezerinac Group**
- 6301 NW 5th Way, Suite 2600, Fort Lauderdale, FL 33309
- telephone: 561-622-8585 | fax: not applicable
- Email address: rjezerinac@jezerinacgroup.com
- Primary Contact: Ronald Jezerinac, President.

2. Years in Business:

Years in Business: 11 years

3. Licenses:

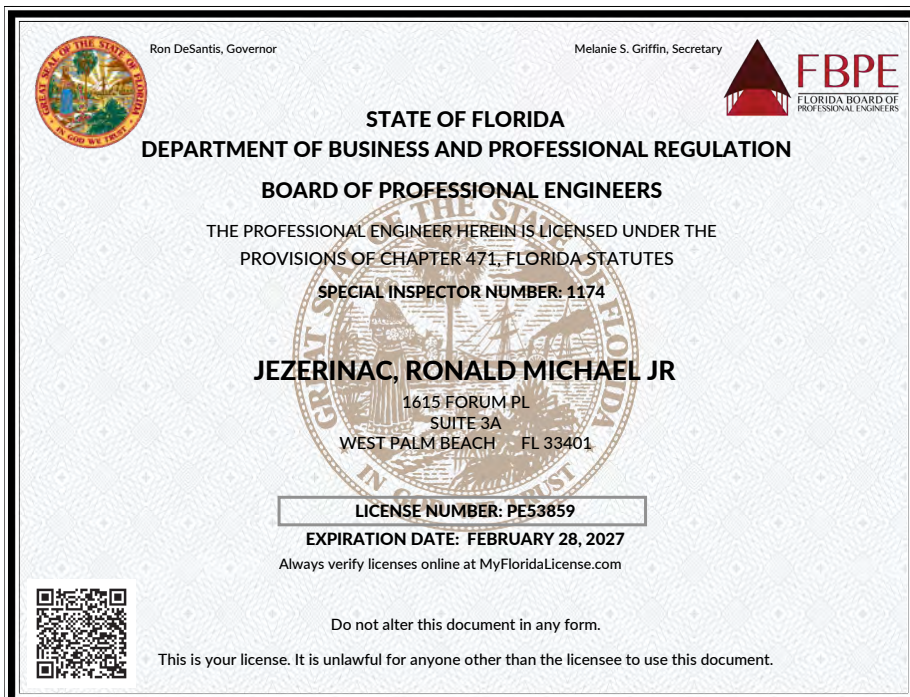
Jezerinac Group, is a State of Florida licensed Engineering Firm, compliant with Chapter 287.055(2)(h)(2), Florida Statutes.

Copy of license attached.

4. Subconsultant is licensed under Florida Statutes 489 and provide proof with submission.

Jezerinac Group, is a licensed engineering firm in the State of Florida and complies with the requirements outlined in Florida Statutes Chapter 489, which governs construction contracting. The firm's license was originally issued on July 25, 2014, and remains active and in good standing. A copy of the current license is included in the submission as proof of compliance.

5. Professional Licenses and Certifications



SUBCONSULTANTS LICENSES - JEZERINAC GROUP



FLORIDA CERTIFICATE OF STATUS

State of Florida
Department of State

I certify from the records of this office that JEZERINAC GROUP, PLLC is a limited liability company organized under the laws of the State of Florida, filed on March 31, 2014.

The document number of this limited liability company is L14000052469.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on January 2, 2025, and that its status is active.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Second day of January, 2025



Secretary of State

Tracking Number: 5767127872CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

DBPR LICENSE


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LICENSEE SEARCH OPTIONS

11:06:38 AM 7/28/2025

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Search Results - 1 Records

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.

For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/Rank	Status/Expires
Engineering Business Registry	JEZERINAC GROUP, PLLC	Primary	30785 Registry	Current
Main Address*: 1615 FORUM PL WEST PALM BEACH, FL 33401 Mailing Address*: 1615 FORUM PL WEST PALM BEACH, FL 33401				
			Back	New Search

* denotes

Main Address - This address is the Primary Address on file.
 Mailing Address - This is the address where the mail associated with a particular license will be sent (if different from the Main or License Location addresses).
 License Location Address - This is the address where the place of business is physically located.



SUBCONSULTANTS LICENSES - KAMM CONSULTING

1. Basic Company Information **ROLE: MEP ENGINEERING**

- Kamm Consulting**
- 1407 W. Newport Center Drive, Deerfield Beach, FL 33442
- telephone: 954-949-2200 | fax: not applicable
- Email address: Art@kammconsulting.com
- Primary Contact: Art Kamm, P.E.



2. Years in Business:

Years in Business: Over 30 years

3. Licenses:

KAMM Consulting, Inc, is a State of Florida licensed Engineering Firm, compliant with Chapter 287.055(2)(h)(2), Florida Statutes.

Copy of license attached.

4. Subconsultant is licensed under Florida Statutes 489 and provide proof with submission

KAMM Consulting, Inc. is a registered engineering firm in the State of Florida, holding an active Engineering Business Registry license (#8189), issued on April 30, 1999. The firm is in good standing and complies with the requirements of Florida Statutes Chapter 489. A copy of the firm's registration, is included in the submission as proof of compliance.

5. Professional Licenses and Certifications



State of Florida Department of State

I certify from the records of this office that R.A. KAMM & ASSOCIATES, INC. is a corporation organized under the laws of the State of Florida, filed on December 29, 1993, effective January 3, 1994.

The document number of this corporation is P94000001484.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 13, 2025, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fourteenth day of January,
2025



[Signature]
Secretary of State

Tracking Number: 0418787129CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

SUBCONSULTANTS LICENSES - KAMM CONSULTING



FIRM REGISTRATION INFORMATION

LICENSEE DETAILS

Licensee Information

Name:	KAMM CONSULTING, INC. (Primary Name)
Main Address:	1407 WEST NEWPORT CENTER DRIVE DEERFIELD BEACH Florida 33442
County:	BROWARD

License Information

License Type:	Engineering Business Registry
Rank:	Registry
License Number:	8189
Status:	Current
Licensure Date:	04/30/1999
Expires:	

Data Contained In Search Results Is Current As Of 07/28/2025 04:08 PM.

Search Results - 1 Records

Please see our [glossary of terms](#) for an explanation of the license status shown in these search results.
For additional information, including any complaints or discipline, click on the name.

License Type	Name	Name Type	License Number/ Rank	Status/Expires
Engineering Business Registry	KAMM CONSULTING, INC.	Primary	8189 Registry	Current

Main Address*: 1407 WEST NEWPORT CENTER DRIVE DEERFIELD BEACH, FL 33442

SUBCONSULTANTS LICENSES - DIXIE LANDSCAPE

1. Basic Company Information **ROLE: LANDSCAPE CONSULTANT**



- Dixie Landscape**
- 2950 NW 113 Ct, Medley, FL 33178
- telephone: 305-603-9912 | fax: not applicable
- Email address: diego@dixielandscape.com
- Primary Contact: Diego Vanderbiest, PLA, ASLA

2. Years in Business:

Years in Business: Over 35 years

3. Licenses:

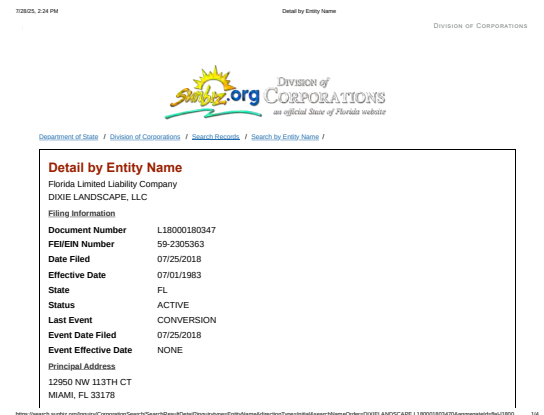
Dixie Landscape is a State of Florida licensed Architectural Firm, compliant with Chapter 287.055(2)(h) (2), Florida Statutes.

Copy of license attached.

4. Subconsultant is licensed under Florida Statutes 489 and provide proof with submission.

Dixie Landscape is a licensed contractor under Florida Statutes Chapter 489. Proof of license is included with this submission

5. Professional Licenses and Certifications



SUBCONSULTANTS LICENSES - DIXIE LANDSCAPE



DBPR LICENSE



Department of Business
& Professional Regulation

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LICENSEE DETAILS

Licenses Information

Name:	GLYNN, MICHAEL (Primary Name)
	DIXIE LANDSCAPE, LLC (DBA Name)
Main Address:	8601 S W SEA CAPT DRIVE
	STUART Florida 34997
County:	MARTIN
License Location:	8601 SW SEA CAPT DR
	STUART FL 34997
County:	MARTIN

Licenses Information

License Type:	Certified Specialty Contractor
Rank:	Cert Specialty
License Number:	SCC131152050
Status:	Current,Active
Licensure Date:	07/13/2018
Expires:	08/31/2026

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NOVA SOUTHEASTERN UNIVERSITY WEST GARAGE

TAB I: FINANCIAL RESOURCES



Stiles Corporation and Consolidated Entities Audited Financial Statement as of December 31, 2024

Summary of Financial Position and Audit Opinion

As of December 31, 2024, the organization has completed its annual financial audit, which was conducted by the independent public accounting firm Templeton & Co. CPA. Below is a comprehensive summary of the key financial highlights and audit outcome for the fiscal year ended December 31, 2024.

Audit Opinion

The independent auditors, Templeton & Co. CPA, rendered an unqualified (“clean”) opinion on the organization’s financial statements. This signifies that the financial records have been presented fairly, in all material respects, and are in accordance with generally accepted accounting principles (GAAP). Such an opinion is indicative of robust financial reporting and strong internal controls.

Statement of Financial Position

Cash and Marketable Securities

- Cash Balance: \$25.5 million
- Marketable Securities: \$4.8 million

The combined liquidity from cash and readily tradable securities positions the organization well for both operational needs and short-term obligations.

Total Assets and Liabilities

- Total Assets: \$123.0 million
- Total Liabilities: \$92.4 million

Total assets significantly exceed total liabilities, indicating a strong net asset base and a stable financial footing.

Working Capital

- Working Capital: \$24.3 million
- Current Ratio: 1.31

This working capital and current ratio demonstrate the organization’s capacity to meet its short-term liabilities, reflecting a healthy liquidity position.

www.stiles.com



Stockholders' Equity

- Stockholders' Equity: \$29.2 million

The equity position underscores the organization's solvency and long-term sustainability for its investors and stakeholders.

Statement of Operations

- Gross Revenues: \$295.6 million

The gross revenue figure reflects the scale of operations and the robustness of the organization's business activities during the fiscal year.

Credit Facilities and Debt

- Available Line of Credit Facility: \$11.0 million
- Outstanding Borrowings: None

The organization maintains access to a significant line of credit with no outstanding borrowings, further supporting its liquidity and financial flexibility.

Bankruptcy Proceedings

The organization affirms that there is no history of current or prior bankruptcy proceedings, underscoring its consistent financial health and stability.

Bonding Capacity

The company possesses an impressive bonding capacity, with the ability to secure bonds in the aggregate amount of \$600 million. For any single project, the bonding capacity reaches \$200 million. These bonding arrangements are secured through Liberty Mutual, an A (Excellent), Class XV rated company by AM Best, underscoring the reliability and financial strength backing Stiles Corporation's project commitments.

Conclusion

In summary, the audited financial statement as of December 31, 2024, presents a sound financial position, with a strong asset base, prudent management of liabilities, reliable liquidity, and a clean audit opinion. The absence of outstanding debt and any bankruptcy history further demonstrates the organization's ongoing fiscal responsibility and resilience.



Robert Esposito
Chief Financial Officer
Stiles Corporation

FINANCIAL RESOURCES

TAB I

SURETY LETTER



August 5, 2025

The City of Hollywood
Office of Procurement and Contract Compliance
2600 Hollywood Boulevard
Hollywood, FL 33020

RE: **Stiles Construction Company**
Project: Design-Build Services for Harrison Street Parking Garage

To Whom It May Concern:

Stiles Construction Company is a highly regarded and valued client of American Global and Liberty Mutual Insurance Company. They are capable of providing Performance and Payment Bonds in the amount of \$200 million for any single contract and \$600 million in the aggregate. At this time, Stiles has \$300 million available. Liberty Mutual Insurance Company is rated by AM Best as A (Excellent), Class XV and is licensed to do business in all 50 States.

Our investigation of this firm clearly indicates a company thoroughly versed in construction, with a great depth of experienced people who have become well known for their ability to complete jobs on schedule and within budget, complemented with excellent workmanship. We have found their relationship with owners, subcontractors and suppliers to be far above average, which we feel is of great importance to a well-run project. Should our client be awarded the subject project, and request that we provide bonds in support of same, we would be happy to accommodate.

Naturally, we would expect that the execution of any final bonds would be subject to our normal underwriting review of the final contract terms and conditions by our client and ourselves. If we can provide any further assurances or assistance, please do not hesitate to call upon us.

This letter does not constitute an assumption of liability, and we assume no liability to you or to any third parties by the issuance of this letter.

If we can provide any further assurances or assistance, please do not hesitate to call upon us.

Sincerely,

William G. Griffin
Attorney-in-Fact

American Global, LLC
900 South Pine Island Road, Suite 210
Plantation, FL 33324



FINANCIAL RESOURCES

TAB I

SURETY LETTER



POWER OF ATTORNEY

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8213102 - 985045**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Katie D. Wright, Kristi Messel, Michael Marino, Ricardo D. Lamar, Torre Taylor, William G. Griffin, Zachary D. Stevens

all of the city of Miami state of FL each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 10th day of February, 2025.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 10th day of February, 2025 before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 5th day of August, 2025.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

LMS-12873 LMIC OCIC WAIC Multi Co 02/24

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.





MIAMI LAKES AUTOMALL GARAGE



RE: RFQ-335-25-WV | Design-Build Services for Harrison Street Parking Garage for the City of Hollywood, Florida

Stiles Construction has not paid Liquidated Damages on any project NOR has Stiles Corporation d/b/a Stiles Construction been Terminated for Default on any project.

tel: (954) 627-9150
fax: (954) 627-9348

201 E. Las Olas Boulevard
Fort Lauderdale, FL 33301



1. Arbitrations; List all construction arbitration demands filed by or against your firm in the last five years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the proceeding.

Response: See following page for litigation history.

2. Lawsuits: List all construction-related lawsuits (other than labor or personal injury litigation) filed by or against your firm in the last five years, and identify the nature of the claim, the amount in dispute, the parties, and the ultimate resolution of the lawsuit.

Response: See following page for litigation history.

3. Other Proceedings: Identify any lawsuits, administrative proceedings, or hearings initiated by the National Labor Relations Board or similar state agency in the past five years concerning any labor practices by your firm. Identify the nature of any proceeding and its ultimate resolution. Identify any lawsuits, administrative proceedings, or hearings initiated by the Occupational Safety and Health Administration concerning the project safety practices of your company in the last five years. Identify the nature of any proceeding and its ultimate resolution.

Response: NO such other proceedings have been initiated against Stiles Corporation d/b/a Stiles Construction.

4. Bankruptcies: Has your firm or its parents or any subsidiaries ever had a Bankruptcy Petition filed in its name, voluntarily or involuntarily? (If yes, specify date, circumstances, and resolution).

Response: NO bankruptcies have ever been filed by Stiles Corporation or any subsidiaries.

5. Has a contract to which you were a party even been terminated by the other party?

Response: NO

6. Have you ever had to use bonding money to complete a project or to pay a subconsultant or supplier?

Response: NO

LEGAL PROCEEDINGS AND PERFORMANCE

TAB J

STILES CONSTRUCTION: 5-Year Litigation Report

	Case Style & Filing Date	Court/ Jurisdiction	Nature of Dispute/ Cause of Action	Amount of Dispute	Status
1	Dennis Liebman v. BCBE Construction LLC and Stiles Corporation d/b/a Stiles Construction Case No.: 24-CA-007235 Date Filed: 10/31/2024	Lee County 20th Judicial Circuit	Construction Defect	+/- \$300,000	Pending
2	Bermudez v. Broward County et al. Case No.: CACE230054291 Date filed 3/20/23 (<i>Stiles Pirtle Joint Venture case</i>)	Broward County 17th Judicial Circuit	Negligence/Premise Liability Stiles Pirtle denies any liability or the allegations raised in the complaint.	In excess of \$75,000 - Plaintiff has not made a specific demand for alleged injuries.	Pending
3	*Las Olas River House Condominium Association, Inc., v. Stiles Corporation et al. Case No.: CACE22000068 Case Filed: 12/30/2021	Broward County 17th Judicial Circuit	Negligence - Premise Liability Stiles denies any liability or the allegations raised in the complaint.	In excess of \$75,000 - This is a subrogation claim from a property owner claiming our construction caused damages to its property.	Pending
4	Granada Insurance Co. v. Top Notch Flooring Contractors, Inc. et al. Case No.: CACE21011775 Date filed: 6/15/2021	Broward County 17th Judicial Circuit	Breach of Contract Breach of Contract between Stiles' Subcontractor and its sub-subcontractor arising out of a property damage claim. Stiles dismissed as defendant in the matter. NOTE: Case continues between parties / insurers but Stiles is not part of that lawsuit.	\$0 - Stiles dismissed as Defendant.	Joint Stipulation filed 9/9/21
5	Stiles Corporation Plaintiff v. O'Neill Brothers Flooring Inc., et al., Defendant Case No.: CACE22012245 Date filed 8/18/2022	Broward County Circuit Court, 17th Judicial Circuit	Contract Dispute	\$750,000 - Settlement accepted by Stiles for damages caused by Defendant.	Settled This is a cross-claim related to Item 4 above. Closed pursuant to settlement 7/5/2024. Notice of Voluntary Dismissal with Prejudice entered on 7/17/2023.



LEGAL PROCEEDINGS AND PERFORMANCE

TAB J

STILES CONSTRUCTION: 5-Year Litigation Report

	Case Style & Filing Date	Court/ Jurisdiction	Nature of Dispute/ Cause of Action	Amount of Dispute	Status
6	Arbitration: Stiles Corporation d/b/a Stiles Construction v. Central Florida Equipment Rentals, Inc. n/k/a Central Civil Construction, Co. Case Number: 01-24-0008-6212 AND Central Florida Equipment Rentals, Inc. n/k/a Central Civil Construction, Co. v. Stiles Construction Case Number: 01-24-0008-6777 (Cases Consolidated) Date Filed: 11/11/2024	Broward County 17th Judicial Circuit	Contract Dispute and Indebtedness	+/- \$300,000	In Progress / Final Evidenciary hearing set for September 2-5, 2025 Upon resolution item #7 below will be dismissed
7	Central Florida Equipment Rentals, Inc. v. Stiles Corporation d/b/a Stiles Construction Case No.: CACE24015819 Date Filed: 11/04/2024	Broward County 17th Judicial Circuit	Contract Dispute and Indebtedness	\$300,000	Stayed. Pending Arbitration for Item #6 above.
8	Mitrastech Holdings, Inc d/b/a Trakstar v. Stiles Corporation d/b/a Stiles Construction Case No.: COSO-24-056165 Date Filed: 9/10/2024	Broward County 17th Judicial Circuit	Contract Dispute	\$15,000	Settled
9	Stiles Corporation v. American Metal Fabricators et al. Case No.: CACE22002639 Case Filed: 02/18/2022	Broward County 17th Judicial Circuit	Breach of Contract	\$150,000 settlement for damages caused by Defendant.	Closed. Voluntary Dismissal w/ Prejudice. Closed upon settlement, 12/4/2023. Order closing matter entered on 1/17/2024
10	Stiles Corporation v. Hollywood Circle Case No.: CACE21021432 Case Filed: 12/03/2021	Broward County 17th Judicial Circuit	Breach of Contract, Unjust Enrichment	\$800,000	Closed. Voluntary Dismissal w/ Prejudice. Order closing matter entered 3/8/24. This is a cross-claim related to Item 9 above.



LEGAL PROCEEDINGS AND PERFORMANCE

TAB J

STILES CONSTRUCTION: 5-Year Litigation Report

	Case Style & Filing Date	Court/ Jurisdiction	Nature of Dispute/ Cause of Action	Amount of Dispute	Status
11	Napp, Meredith v. West Palm Fch Apartments LLC DBA Oversea at Flag et al. Case No.: 2022CA001318 Date filed: 2/11/2022	Palm Beach County Circuit Court, 15th Judicial Circuit	Tort/Negligence	+/- \$100,000 settlement for alleged injuries to Plaintiff	Settled. Voluntary Dismissal w/ Prejudice. Notice of Voluntary Dismissal entered on 3/28/2024
12	Loveland Electric II, LLC v. Stiles Corporation Case No.: 2020CA010996 Date Filed: 10/09/2020	Palm Beach County 15th Judicial Circuit	Breach of Contract	\$100,000	Settled in Arbitration. Notice of Dismissal granted on March 3, 2022





&



201 East Las Olas Blvd.
Fort Lauderdale, FL 33301
954.627.9150
www.stiles.com